

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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www.knoxmpc.org

File Number: 2-F-01-RZ **Related File Number:**
Application Filed: 1/16/2001 **Date of Revision:**
Applicant: BUDGET TRANSMISSION
Owner:

PROPERTY INFORMATION

General Location: South side Sutherland Ave., west side Liberty St.
Other Parcel Info.:
Tax ID Number: 107 E L 25, 26 **Jurisdiction:** City
Size of Tract: 9600 square feet
Accessibility: Access is via Sutherland Ave., a minor arterial street and Liberty St., a local street, each with 26' and 20' pavements respectively within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: Transmission repair business **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a light industrial, commercial and older residential development pattern that has evolved along both side of this section of Sutherland Ave. within I-2,C-3, C-6 and O-1 zones.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: Property was zoned C-6 in 2000 along with the parcel to the south. (2-F-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial).

Staff Recomm. (Full): This small site is a corner lot and cannot meet the 25 ft. parking and landscaping setback required by the C-6 zone and still have a suitable building area. The C-3 zone requires a 25 ft. building setback, but allows parking in the front yard. The sector plan proposes general commercial use for this site.

Comments: The C-3 zone is better suited to this site, given its small size, than the C-6 zone. Development of this site under C-3 would be consistent with other commercial and light industrial uses found in the area.

MPC Action: Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 2/8/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 3/6/2001

Date of Legislative Action, Second Reading: 3/20/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: