

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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File Number: 3-D-05-RZ **Related File Number:**
Application Filed: 2/9/2005 **Date of Revision:**
Applicant: LARRY BROWN/CRITTER BARN
Owner:

PROPERTY INFORMATION

General Location: Northwest side Sutherland Ave., northeast side Concord St.
Other Parcel Info.:
Tax ID Number: 94 O A 009,010 **Jurisdiction:** City
Size of Tract: 0.22 acres
Accessibility: Access is via Sutherland Ave., a 3 lane minor arterial street with an 80' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Pet shop
Surrounding Land Use:
Proposed Use: Pet shop **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This business is located in an industrial commercial development area that has occurred under I-2, I-4 and C-6.

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

Street: 2149 Sutherland Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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: Ken Pruitt

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

Staff Recomm. (Full): The site is too small to comply with required I-4 setbacks. The C-3 permits the current use of the property, will allow redevelopment of the site and is compatible with surrounding development. The sector plan proposes heavy industrial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is consistent with the commercial building currently located on the site and will allow it to be used for business purposes.
2. The C-3 zone and its setback requirements will permit a logical, compatible use of this small site that is not possible under the current I-4 zoning without the approval of numerous variances.
3. Since the site has been used in the past for commercial purposes and since it is already developed with a commercial building, the impact to surrounding properties should be minimal.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The recommended C-3 zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to general commercial for this site in the 2005 annual update of the City of Knoxville One Year Plan, which is currently underway, C-3 zoning is consistent with the One Year Plan.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
3. This request should not lead to future One Year Plan and rezoning requests for commercial uses in this immediate area, because most of the surrounding properties are developed with established industrial uses.

MPC Action: Approved

MPC Meeting Date: 3/10/2005

Details of MPC action:

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

Date of MPC Approval: 3/10/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/12/2005

Date of Legislative Action, Second Reading: 4/26/2005

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: