

# 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-T-02-RZ                      **Related File Number:**  
**Application Filed:** 2/25/2002              **Date of Revision:**  
**Applicant:** COLUMBIA CAPITAL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side of Sutherland Ave., east of Washburn Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 D J 26.01(PART) OTHER: (85' X 205')                      **Jurisdiction:** City  
**Size of Tract:** 0.4 acres  
**Accessibility:** Access is via Sutherland Ave., a minor arterial street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land.  
**Surrounding Land Use:**  
**Proposed Use:** Manufacturing and sale of cars                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant site is part of a light industrially zoned area that has developed with a trucking firm and which backs onto residential apartments and a mobile home park zoned R-2

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

**Street:** 3275 Sutherland Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial) to depth of 85' from ROW  
**Previous Requests:**  
**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-6 (General Commercial Park) zoning. (Applicant requests C-4 (Highway and Arterial Commercial) zoning.

Staff Recomm. (Full): C-6 zoning of this small portion of a larger site will permit the sale of automobiles to be built on the portion of the site remaining I-2. This will prohibit the development of more objectionable outdoor commercial uses allowed under C-4. The sector plan proposes medium density residential for this site, while the One Year Plan proposes Mixed Use (General Commercial/ Medium Density Residential).

Comments: The I-2 and I-3 zoning of this site and adjacent property are not recognized by either the sector plan or the One Year Plan. The C-4 or C-6 zoning is needed to comply with the Tennessee State auto license requirements to sell the completed vehicles. C-6 zoning provides the neighborhood more protection than C-4 should the proposed use vacate the site.

MPC Action: Approved MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park) to depth of 85' from right-of-way

Date of MPC Approval: 3/14/2002 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: 4/16/2002 Date of Legislative Action, Second Reading: 4/30/2002

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: