

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-B-06-RZ                      **Related File Number:**  
**Application Filed:** 4/19/2006              **Date of Revision:**  
**Applicant:** EARTH TRAVERSE OUTFITTERS, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Walker St., north of Sutherland Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 108 A B 019                      **Jurisdiction:** City  
**Size of Tract:** 0.27 acres  
**Accessibility:** Access is via Walker St., a local street with 17' of pavement width within 35' of right of way, or Sutherland Ave., a minor arterial street with 30' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial building  
**Surrounding Land Use:**  
**Proposed Use:** Expand adjacent retail business onto this site.                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with commercial and light industrial business under C-3, C-6 and I-2 zoning. Residential uses are located to the north of the site, zoned R-2.

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

**Street:** 514 Walker St  
**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-3 (General Commercial)  
**Previous Requests:** None noted for this site, but other property in the area has been rezoned to C-3 in recent years.  
**Extension of Zone:** Yes, extension of C-3 from the south and west.  
**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:** Michael Brusseau

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

**Staff Recomm. (Full):** C-3 is a logical extension of zoning from the south and west and is compatible with surrounding development. The request is consistent with the One Year Plan designation for the site.

**Comments:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 is a logical extension of zoning from the south and west and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other retail properties in the surrounding area are zoned C-3, including properties on two sides of the subject property.
3. C-3 zoning is consistent with the mixed use proposal for the site on the One Year Plan.
4. C-3 zoning is consistent with the current retail use of the property.

THE EFFECTS OF THE PROPOSAL

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

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes office use for this site. However the C-3 zoning is a logical extension of existing commercial from the south and west.
2. The City of Knoxville One Year Plan proposes mixed uses, limited to light industrial or general commercial, consistent with the proposed C-3 zoning.
3. This request may lead to future rezoning requests for commercial in the immediate area, consistent with the mixed use proposal on the One Year Plan.

**MPC Action:** Approved

**MPC Meeting Date:** 6/8/2006

**Details of MPC action:**

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

**Date of MPC Approval:** 6/8/2006

**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:** 7/5/2006

**Date of Legislative Action, Second Reading:** 7/18/2006

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved  
(Emergency)

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**