CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:7-A-07-RZApplication Filed:5/30/2007Applicant:RICK MOLCHAN

Related File Number: Date of Revision:

PROPERTY INFORMATION

General Location:	Southeast side Sutherland Ave., east side Varner St.		
Other Parcel Info.:			
Tax ID Number:	108 B A 036	Jurisdiction:	City
Size of Tract:	0.5 acres		
Accessibility:	Access is via Sutherland Ave., a two lane minor arterial street with 32' of pavement within a 50' right-of- way, and Varner St., a local street with 16' to 18' of pavement within a 40' right-of-way.		

GENERAL LAND USE INFORMATION

Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Sector Plan:	Central City	Sector Plan Designation:	Commercial	
Proposed Use:	Hair studio			Density:
Surrounding Land Use:				
Existing Land Use:	Vacant building			

Neighborhood Context: This vacant commercial site is part of the newer, non-residential, development that has occurred along this section of Sutherland Ave. within I-2, C-3, C-6, O-2, and O-3 zones.

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

Street:

2452 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-3 (General Commercial)		
Previous Requests:	None noted		
Extension of Zone:	No		
History of Zoning:	None noted for this site, but other property fronting on the Sutherland Ave. has been rezoned C-3 and C-6 in recent years.		

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPO	SITION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE C-3 (General Commercial) zoning		
Staff Recomm. (Full):	C-3 commercial is consistent with other nearby non-residential uses, and C-3 and C-6 zoning.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The C-3 zoning request is an extension of the C-3 and I-2 zoning found in the area to the west and is compatible with the scale and intensity of the surrounding commercial, office and residential development and zoning patterns. 2. C-3 zoning will allow commercial use of the property that is in character with other recent development in the area, and consistent with access and public utility services available to serve the site. 		
	 THE EFFECTS OF THE PROPOSAL Public water and sewer are available to serve the site. The C-3 zoning will allow the retail uses of the property for patrons other than area industrial employees. The C-3 zoning would be a continuation of the recent commercial and office zoning trend in this area of Sutherland Ave. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS The C-3 zoning is consistent with the MU(GC/O) designation on the One Year Plan for the subject property along Sutherland Ave The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan. 		
MPC Action:	Approved		MPC Meeting Date: 7/12/2007
Details of MPC action:			
Summary of MPC action:	C-3 (General Commercial)		
Date of MPC Approval:	7/12/2007	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		
	LEGISL	ATIVE ACTION AND DI	SPOSITION
Legislative Body:	Knoxville City Council		
Date of Legislative Action:	8/14/2007	8/14/2007 Date of Legislative Action, Second Reading: 8/28/2007	
Ordinance Number:	Other Ordinance Number References:		

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective immediately.

Effective Date of Ordinance:

If "Other":

Amendments:

Disposition of Case:

Date of Legislative Appeal:

Approved

Approved as Modified