

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: 7-A-07-RZ **Related File Number:**
Application Filed: 5/30/2007 **Date of Revision:**
Applicant: RICK MOLCHAN

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

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

