

# 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  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 8-E-03-RZ                      **Related File Number:** 10-C-03-PA  
**Application Filed:** 8/20/2003              **Date of Revision:**  
**Applicant:** POST TANK & TRAILER REPAIR  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Sutherland Ave., southeast side Partners Place, north side Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 94 O B 3, 3.01    **OTHER:** REZONING ON PARCEL 3.01 ON    **Jurisdiction:** City  
**Size of Tract:** 1.44 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Parking  
**Surrounding Land Use:**  
**Proposed Use:** Trailer repair shop and sales building                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Heavy Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**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:**  
**History of Zoning:**

### 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 for the southernmost parcel is a logical extension of zoning from the north.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Over half of the subject property is already zoned C-3 for commercial uses.
2. The requested zoning and plan amendment will place the entire triangle-shaped property under one zone.
3. The subject site is surrounded on all three sides by major streets, making it a suitable location for commercial development.

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 minimal impact on streets.
3. The proposal will have no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes Heavy Industrial use of the site.
2. With the recommended amendment of the One Year Plan to GC, the requested zoning will be consistent with that plan.
3. Further requests for commercial zoning are unlikely in this area, which is developed with established industrial uses. The only commercial zoning is on this site and to the northwest.

MPC Action:

Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

Date of MPC Approval:

10/9/2003

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:

11/11/2003

Date of Legislative Action, Second Reading: 11/25/2003

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: