CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-H-01-RZ Related File Number:

Application Filed: 8/10/2001 **Date of Revision:**

Applicant: BILLY R. MASSEY

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: South side of Sutherland Ave., east side of Rule St.

Other Parcel Info.:

Tax ID Number: 108 A K 7,8, & 9 Jurisdiction: City

Size of Tract: 0.5 acre

Accessibility: Access is via Sutherland Ave., a minor arterial street with 26' of pavement and 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office/warehouse with outside storage

Surrounding Land Use:

Proposed Use: Computer sales and service Density:

Sector Plan: Central City Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area has been developed with mostly commercial uses along Sutherland Ave., with light industrial

uses to the rear of the businesses.

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

Street: 2808 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)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: MAB

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial). (Applicant requested C-4.)

Staff Recomm. (Full): C-3 zoning is more appropriate for this site than C-4. Uses permitted under C-3 are compatible in scale

and intensity with the surrounding land uses and zoning pattern in this area.

Comments: The Central City Sector Plan proposes commercial use for this site. C-3 is recommended rather than C-

4 because Sutherland Ave. is not a highway arterial type of street and because no C-4 zoning exists on any surrounding properties. The applicant has stated that he is agreeable to C-3 zoning for this site, and he understands that his proposed use would be permitted. Any open storage of material or equipment incidental to a permitted use must conform to the building setback requirement and be screened from all adjoining properties and public right of ways. The C-4 zone does not have these

restrictions for outdoor storage.

MPC Action: Approved MPC Meeting Date: 9/13/2001

Details of MPC action:

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

Date of MPC Approval: 9/13/2001 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: 10/16/2001 Date of Legislative Action, Second Reading: 10/30/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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