



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 10-C-06-PA **AGENDA ITEM #:** 71
POSTPONEMENT(S): 10/12/2006 **AGENDA DATE:** 11/9/2006
▶ **APPLICANT:** DOUG CARNATHAN
OWNER(S): CECILIA BILL MULLINS, JOSEPH STEVENS, SUN KIM PETERSON

TAX ID NUMBER: 107 K F 002,003,00301,006,008, 107KF008,009,010
JURISDICTION: Council District 2

▶ **LOCATION:** South side Sutherland Ave., southwest side Lebanon St.
▶ **APPX. SIZE OF TRACT:** 2.68 acres
SECTOR PLAN: West City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Sutherland Ave., a three lane, minor arterial street.
UTILITIES: Water Source: KUB
Sewer Source: KUB

▶ **PRESENT PLAN AND ZONING DESIGNATION:** NC (Neighborhood Commercial) / C-1 (Neighborhood Commercial)
▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial)
▶ **EXISTING LAND USE:** Businesses
▶ **PROPOSED USE:** Car wash ,retail and service uses.
EXTENSION OF PLAN DESIGNATION: No
HISTORY OF REQUESTS: None noted
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Apartments / MDR and HDR/R-2 and R-3 Residential
South: Residences and offices / MU (O,MDR) / R-2 and O-1 Office
East: Apartments / MDR/R-2 Residential
West: Apartment /HDR/R-3 Residential
NEIGHBORHOOD CONTEXT: This area is within a mixed use office/ multi-family/ commercial area that has developed under R-2,R-3, O-1 and C-1 and C-3 zones

STAFF RECOMMENDATION:

▶ **DENY GC (General Commercial) designation**

The existing neighborhood serving commercial uses permitted under the current C-1 zoning are the most appropriate and desirable uses to occur within this block located between high and medium density residential apartments to the north and mixed use office/ residential uses to the south.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is incompatible with the scale and intensity of the surrounding land uses and zoning pattern.

2. Other properties in the immediate area have been rezoned from R-2 to C-1 and O-1 in the past to use existing houses for restricted retail uses and offices.
3. The GC designation of this block would allow consideration of C-3 zoning and permit the self service car wash proposed by the applicant, as well as widen the range of retail uses that could be considered for other property in this block to the detriment of surrounding development.

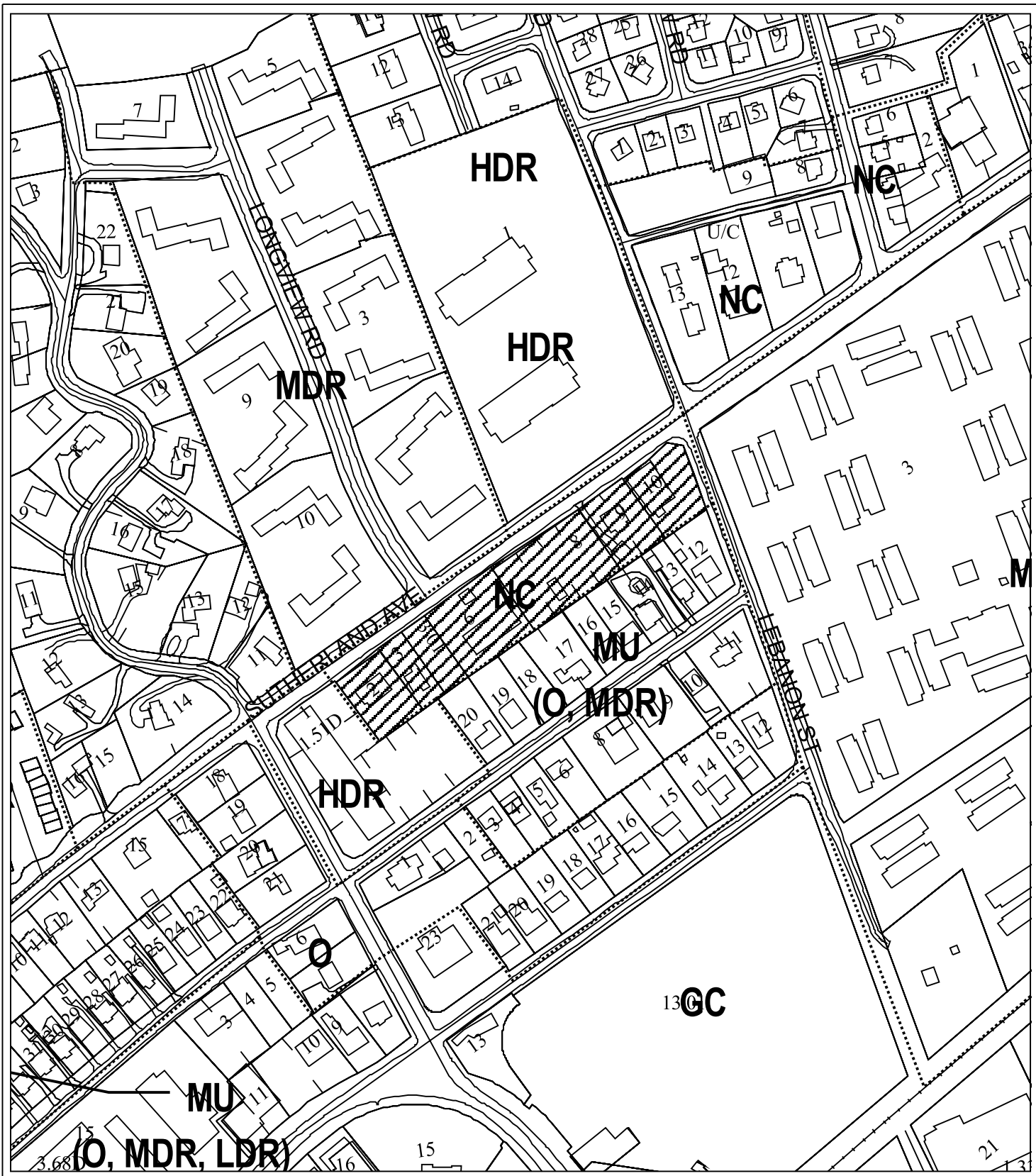
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools and minimal impact on streets.
3. The GC designation would intensify the potential redevelopment under the permitted C-3 zone, impact adjacent properties and likely lead to additional GC requests along Sutherland Ave.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes NC (Neighborhood Commercial) for the subject parcels, with mixed uses, limited to office and medium density residential uses to the south. Approval of GC would permit rezoning from C-1 to C-3 for this block.
2. The West City Sector Plan proposes mixed uses for this area.
3. This site is within the study area of the Bearden Village Opportunities Plan in an area designated for mixed uses (Retail, Office and Residential) on the proposed land use plan.
4. Staff would anticipate receiving similar GC designation requests along Sutherland Ave. in the future if this request is approved.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



10-C-06-PA
 PLAN AMENDMENT

Petitioner: Doug Carnathan

Map No: 107

Jurisdiction: City



From: NC (Neighborhood Commercial)

To: GC (General Commercial)

Original Print Date: 09/25/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902