

▶ **FILE #:** 10-V-06-RZ **AGENDA ITEM #:** 93  
**AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** TJ DEVELOPMENT AND MANAGEMENT CO.  
**OWNER(S):** BOWEN DOROTHY F TRUSTEE BOWEN TRUST

**TAX ID NUMBER:** 107 D J 027  
**JURISDICTION:** City Council District 6  
▶ **LOCATION:** Northwest side Sutherland Ave., northwest of Tobler Ln.  
▶ **APPX. SIZE OF TRACT:** 4.99 acres  
**SECTOR PLAN:** Central City  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** Access is via Sutherland Ave., a two and three lane, minor arterial street with 25-35' of pavement width within 65' of right of way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** I-3 (General Industrial)  
▶ **ZONING REQUESTED:** C-6 (General Commercial Park)  
▶ **EXISTING LAND USE:** Vacant land and one vacant building  
▶ **PROPOSED USE:** Retail along front, self-storage facility in rear  
**EXTENSION OF ZONE:** Not an extension of C-6, but there is C-3 zoning to the west and conditioned C-4 zoning to the east.  
**HISTORY OF ZONING:** MPC approved a One Year Plan amendment to MDR and a rezoning to RP-1 at up to 15 du/ac on 1/12/06, but the requests were withdrawn prior to being heard by City Council.  
**SURROUNDING LAND USE AND ZONING:** North: Apartments / R-2 (General Residential)  
South: Sutherland Ave. - West High School / R-2 (General Residential)  
East: Vacant land / C-4 (Highway & Arterial Commercial) (conditioned)  
West: Dwellings and construction office / R-2 (General Residential) and C-3 (General Commercial)  
**NEIGHBORHOOD CONTEXT:** This area is developed with a mix of commercial, residential and industrial uses under R-2, C-3, C-6, I-2 and I-3 zoning. West High School is located to the south across Sutherland Ave.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-6 (General Commercial Park) zoning.**

C-6 zoning is compatible with surrounding development and will require administrative site plan approval from MPC staff prior to development.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site for the proposed retail and self storage/warehouse development would be compatible with established business uses in the area.
3. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits.

#### THE EFFECTS OF THE PROPOSAL

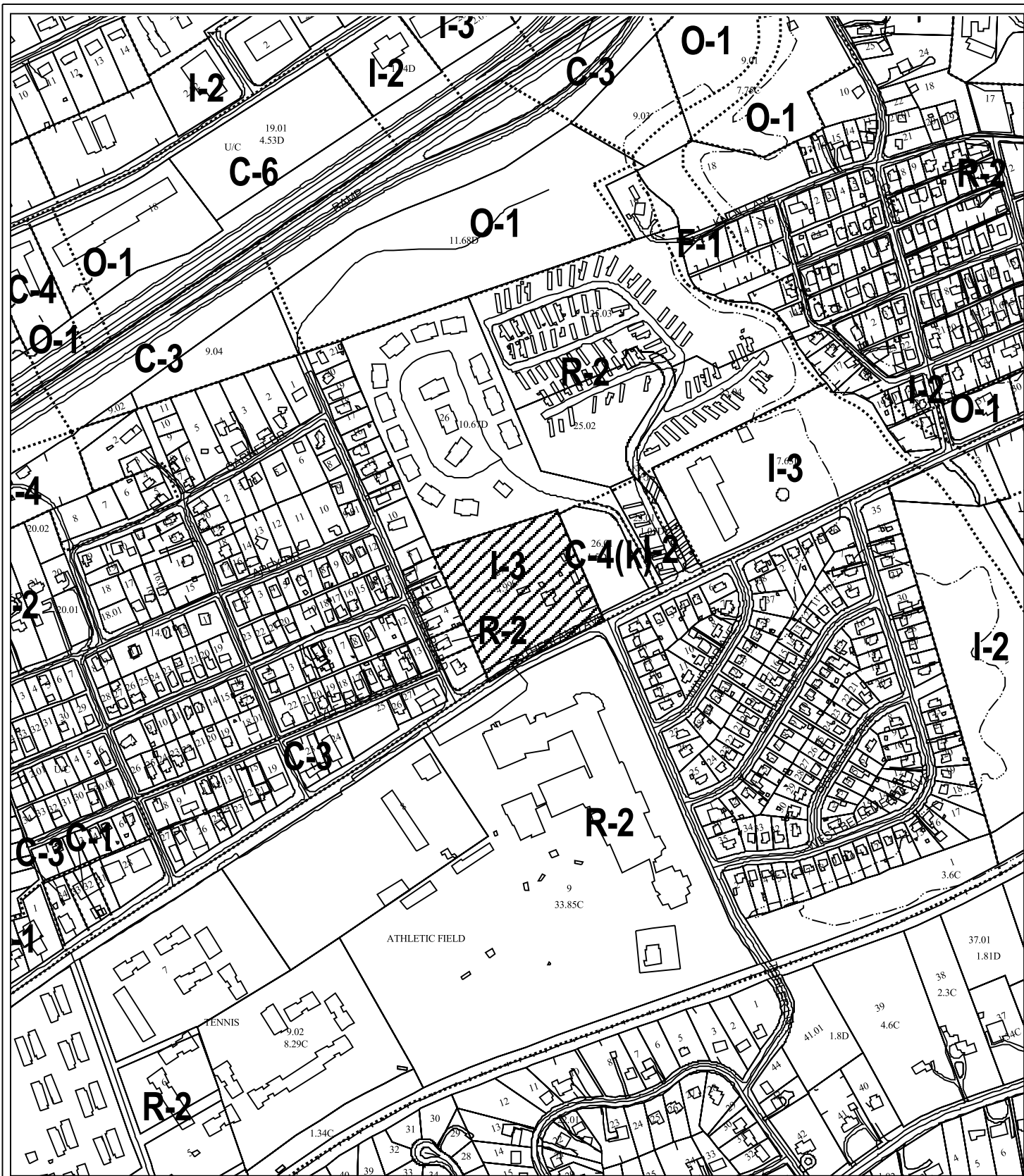
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Sutherland Avenue is a 2 or 3 lane minor arterial street, capable of handling the additional traffic that will be generated by this development.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes LI (Light Industrial) uses for this site. C-6 zoning is listed as a permissible zoning district under the LI designation.
2. The Central City Sector Plan proposes light industrial uses for the site, which are permitted under the recommended C-6 zoning.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request could lead to future commercial plan amendment and rezoning requests on surrounding properties in the area.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan. Applications for zoning variances, if required, will not be accepted by MPC until after the C-6 plan has been submitted and reviewed by staff.

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-V-06-RZ  
REZONING**

Petitioner: TJ Development  
and Management Co.  
Map No: 107  
Jurisdiction: City



From: I-3 (General Industrial)  
To: C-6 (General Commercial Park)

Original Print Date: 09/26/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

