

▶ **FILE #:** 7-A-07-RZ

**AGENDA ITEM #:** 63

**AGENDA DATE:** 7/12/2007

▶ **APPLICANT:** RICK MOLCHAN

OWNER(S): SANDMED LLC

TAX ID NUMBER: 108 B A 036

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side Sutherland Ave., east side Varner St.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Third Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

▶ **ZONING REQUESTED:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant building

▶ **PROPOSED USE:** Hair studio

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.

SURROUNDING LAND USE AND ZONING: North: Sutherland Ave., and Knox County property / O-2 Institutional

South: Residences and parking lot / I-2 Industrial

East: Engineering company offices / I-2 Industrial

West: Varner St. and offices / I-2 and C-3 Commercial

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.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-3 (General Commercial) zoning**

C-3 commercial is consistent with other nearby non-residential uses, and C-3 and C-6 zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The C-3 zoning request is an extension of the C-3 and I-2 zoning found in the area to the west and is compatible with the scale and intensity of the surrounding commercial, office and residential development and zoning patterns.

2. C-3 zoning will allow commercial use of the property that is in character with other recent development in

the area, and consistent with access and public utility services available to serve the site.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The C-3 zoning will allow the retail uses of the property for patrons other than area industrial employees.
3. The C-3 zoning would be a continuation of the recent commercial and office zoning trend in this area of Sutherland Ave.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

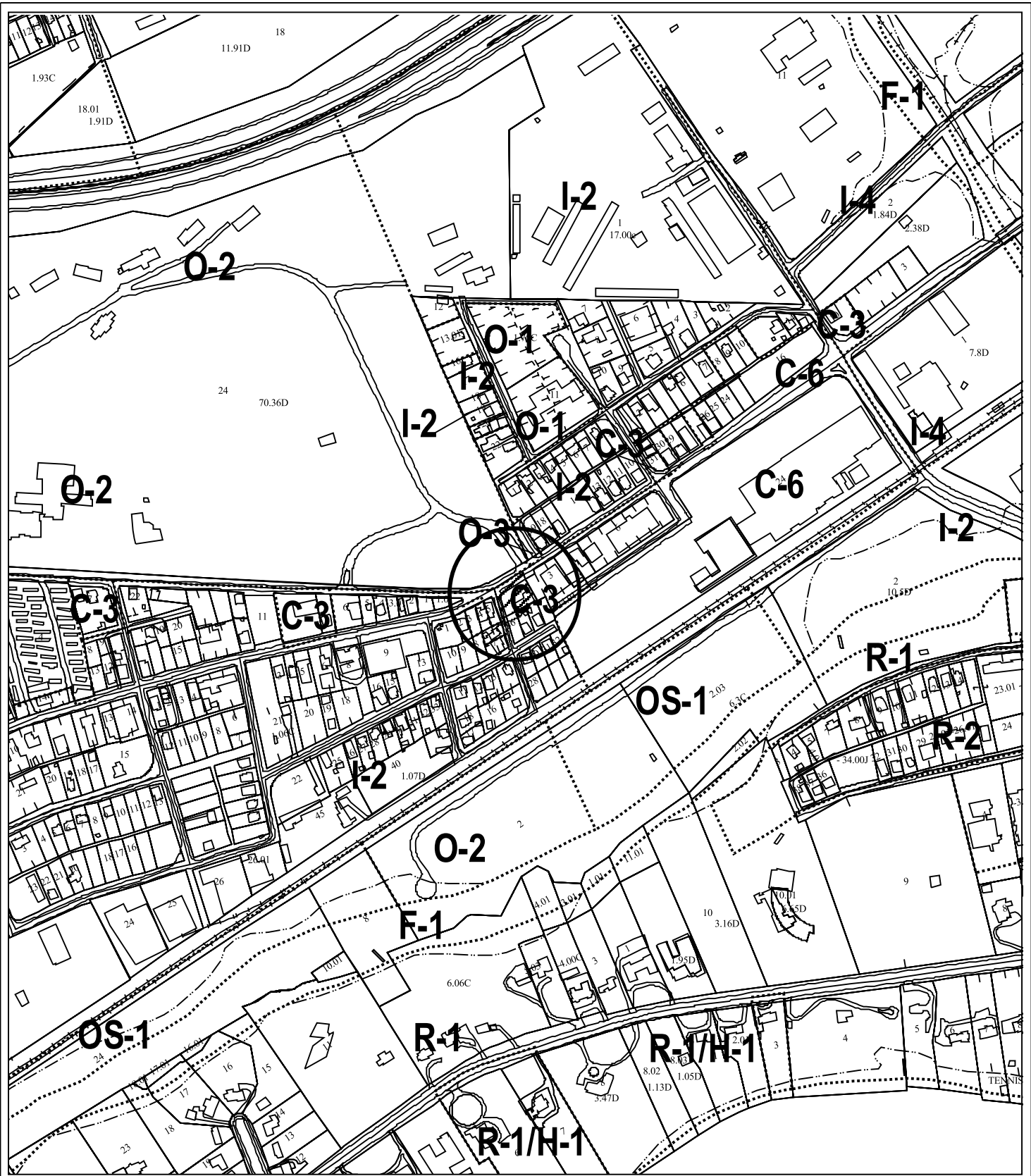
1. The C-3 zoning is consistent with the MU(GC/O) designation on the One Year Plan for the subject property along Sutherland Ave..
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

#### ESTIMATED TRAFFIC IMPACT 89 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2007 and 8/28/2007. 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.



**7-A-07-RZ  
REZONING**

Petitioner: Rick Molchan

Map No: 108

Jurisdiction: City



From: I-2 (Restricted Manufacturing and Warehousing)

To: C-3 (General Commercial)

Original Print Date: 06/27/07

Revised:

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

