

▶ **FILE #:** 1-G-08-RZ

AGENDA ITEM #: 65

AGENDA DATE: 1/10/2008

▶ **APPLICANT:** MURPHY DEVELOPMENT, LLC

OWNER(S): MURPHY DEVELOPMENT LLC

TAX ID NUMBER: 107 D J 025.01

JURISDICTION: City Council District 6

▶ **LOCATION:** Northwest side Sutherland Ave., northeast of Tobler Ln.

▶ **APPX. SIZE OF TRACT:** 1.05 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Sutherland Ave., a three lane minor arterial street with 35' of pavement width within 80' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing), I-3 (General Industrial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted in C-3 zone

EXTENSION OF ZONE: Not an extension of C-3, but property is adjacent to C-4(k) and C-6 zoning

HISTORY OF ZONING: None noted for this site. The two sites to the west have been rezoned to conditional C-4 and C-6 within the last three years.

SURROUNDING LAND USE AND ZONING: North: Multi dwelling apartments / R-2 (General Residential)
 South: Sutherland Ave. - Detached dwellings / R-2 (General Residential)
 East: Trucking business / I-3 (General Industrial)
 West: Vacant parcel under development / C-4 (Highway & Arterial Commercial), limited to a retail garden center with greenhouses and uses permitted under C-3 zoning.

NEIGHBORHOOD CONTEXT: This area is developed with a mix of commercial, residential and industrial uses under R-2, C-3, C-4, C-6, I-2 and I-3 zoning. West High School is located to the southwest across Sutherland Ave.

STAFF RECOMMENDATION:

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

C-3 zoning is compatible with the surrounding development and zoning pattern and is consistent with the One Year Plan proposal for the site.

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-3 zoning is consistent with the One Year Plan proposal for the site.
3. C-3 zoning is an extension of commercial zoning from the west. Many other properties along Sutherland

Ave. are zoned C-1, C-3 and C-6.

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 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.

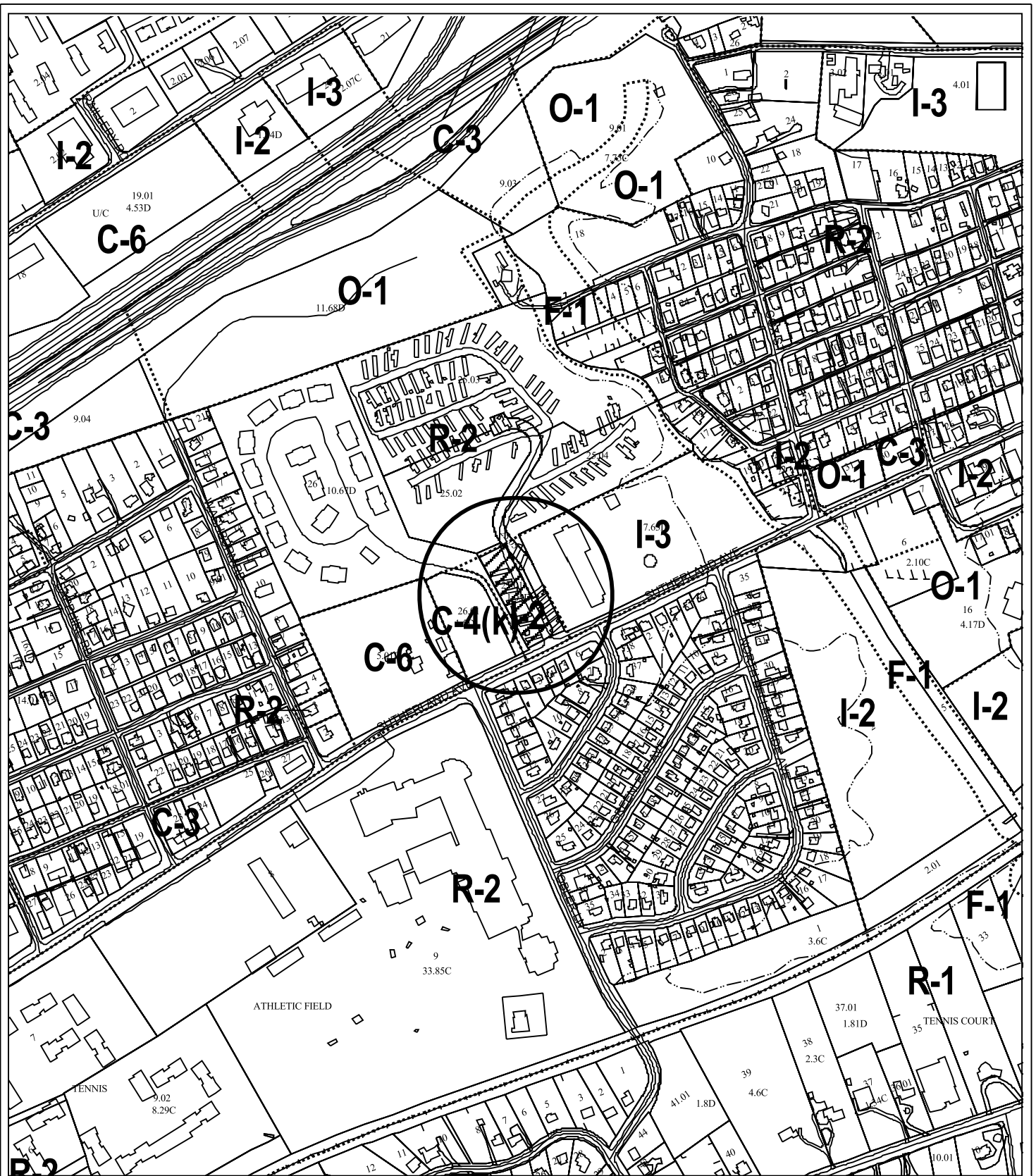
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes Mixed Uses, limited to GC (General Commercial) and MDR (Medium Density Residential) uses for this site, consistent with this proposal.
2. The Central City Sector Plan proposes light industrial uses for the site, consistent with the current I-2 and I-3 zoning on the site.
3. The Bearden Village Opportunities Plan proposes office and medium density residential uses for the site. Office uses are permitted in the C-3 zone.
4. This request could lead to future commercial plan amendment and rezoning requests on surrounding properties in the area. However the adopted plans for the area do not propose additional extensions of commercial uses on the north side of Sutherland Ave., other than on parcels that are already zoned as such.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2008 and 2/26/2008. 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.




**1-G-08-RZ
REZONING**

Petitioner: Murphy Development, LLC

Map No: 107

Jurisdiction: City

 From: I-2 (Restricted Manufacturing and Warehousing), I-3 (General Industrial) and R-2 (General Residential)
To: C-3 (General Commercial)
Original Print Date: 12/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

