

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-C-05-PA                      **Related File Number:**  
**Application Filed:** 12/6/2004              **Date of Revision:**  
**Applicant:** VIRGINIA M. BELL  
**Owner:**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:** Northwest side Papermill Dr., southwest of Hollywood Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 C G 012                      **Jurisdiction:** City  
**Size of Tract:** 2.56 acres  
**Accessibility:** Access is via Papermill Dr., a major collector street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is in an area of mixed uses including residences, businesses, offices and apartments within R-1 O-1, RP-1 and C-3 zones

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

**Street:** 4509 Papermill Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** O (Office)

**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O (Office) extension to within 100 feet of Crosby Dr.

Staff Recomm. (Full):

The extension of Office to within 100 feet of Crosby Dr. will allow office uses on most of this property. The remainder of the property can be developed with one to three single family lots, fronting on Crosby Dr., in the same manner as the rest of the south side of that street. The sector plan proposes office and low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The office designation as recommended will allow office development on the southern portion of the site in a manner that is compatible with the scale and intensity of surrounding commercial, office and residential development and zoning pattern. The LDR designation on the northern portion of the site will maintain a clear separation between office and residential uses.
2. The O designation to within 100 feet of Crosby Dr will allow O-1 zoning to be extended to the appropriate portion of the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed reclassification would allow consideration of O-1 zoning and permitted uses that would be in character with surrounding established development.
3. An Office designation extension, when viewed against the current O-1 zoning development potential, could have similar impact on surrounding properties and be compatible with the scale and intensity of the commercial and office development and zoning found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended Office designation extension to within 100 feet of Crosby Dr. is similar in intensity to the office use proposed for this site by the Northwest City Sector Plan. Residential zoning will continue to be maintained along both sides of Crosby Dr.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action:

APPROVE O (Office) to within 100 feet of Crosby Dr.

Date of MPC Approval:

1/13/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

2/15/2005

Date of Legislative Action, Second Reading: 3/1/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve Office to within 125 feet of Crosby Drive with a landscape buffer

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**