

CASE SUMMARY

APPLICATION TYPE: REZONING

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
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F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 1-C-05-RZ **Related File Number:** 1-D-05-PA
Application Filed: 11/30/2004 **Date of Revision:**
Applicant: GEORGE B. HITT
Owner:

PROPERTY INFORMATION

General Location: Southwest side N. Cherry St., northwest side Woodbine Ave.
Other Parcel Info.:
Tax ID Number: 82 J G 018 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 2573 Woodbine Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 zoning is compatible with surrounding development and is similar in intensity to the current R-2 zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Office uses may be more appropriate than residential at this intersection along N. Cherry St., which is classified as a major arterial street. The site has good visibility for office uses and may be less desirable for residential uses.
3. Office uses are similar in intensity to medium density residential uses.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The recommended office designation and O-1 zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment to office for this site, the requested O-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The Central City Sector Plan proposes low density residential uses fro the site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
3. This request may lead to future One Year Plan and rezoning requests for office uses on adjacent undeveloped properties around this intersection.

MPC Action: Denied MPC Meeting Date: 1/13/2005

Details of MPC action: DENY O-1 (Office, Medical & Related Services) zoning.

Summary of MPC action: Deny O-1

Date of MPC Approval: Date of Denial: 1/13/2005 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

