

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-D-06-PA **Related File Number:** 1-F-06-RZ
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: SHEILA PROFFITT (REFERRED BACK TO MPC BY CITY COUNCIL)
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
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PROPERTY INFORMATION

General Location: Northwest side Mineral Springs Ave., northeast of Whittle Springs Rd
Other Parcel Info.:
Tax ID Number: 69 E B 03101 **Jurisdiction:** City
Size of Tract: 4.19 acres
Accessibility: Access is via Mineral Springs Ave., a local street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Professional office residences **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This steeply sloping wooded site is part of an older residential area that has been redeveloping with office uses under O-1 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services) and RP-1 (Planned Residential) @ 1du/ac.
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: O (Office) and OS (Open Space)

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) designation to a depth of 300 ft from Mineral Springs Ave. and OS (Open Space) designation for the remainder of the site

Staff Recomm. (Full): Office designation and O-1 zoning to this limited depth are compatible with surrounding residential and office uses, and would keep the office uses off the steep slopes found on a large portion of this parcel. The reduced request is less intrusive to the residential neighborhood. The One Year Plan and sector plan propose medium density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The reduced RP-1 maximum density at up to 1 du/ac. and office designation with O-1 zoning on the southern portion of this site will allow office development on the more level part of the site and reduce the possibility for future intense development on this steeply sloping site. Retaining the RP-1 zone at a reduced density of 1 du/ac. on the remainder of the site will ensure any development proposed on the RP-1 portion will have to obtain MPC approval prior to development where adequate environmental protection of the site and the area can be considered.
2. The O designation and O-1 zoning will allow the existing O-1 zoning to be extended across Mineral Springs Ave. onto part of this site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. Approval of the proposed O designation and O-1 zoning will likely result in other residential property owners along the north side of Mineral Springs Ave. Seeking office designation.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Approval of this One Year Plan amendment will bring the O-1 zoning request into conformity with the adopted plan
2. The Office designation is similar in intensity to the medium density residential use proposed for this site by the East City Sector Plan.
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 as Modified

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: O (Office) designation to a depth of 300 ft from Mineral Springs Ave. and OS (Open Space) designation for the remainder of the site

Date of MPC Approval: 7/13/2006

Date of Denial:

Postponements: 1/12/2006,2/9/2006

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/15/2006

Date of Legislative Action, Second Reading: 8/29/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Reconsidered

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: