

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

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File Number: 1-D-06-RZ **Related File Number:**
Application Filed: 11/17/2005 **Date of Revision:**
Applicant: CORY BROWN
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Pratt Rd., northwest of Cedar Ln.
Other Parcel Info.:
Tax ID Number: 68 E C 011 **Jurisdiction:** City
Size of Tract: 0.51 acres
Accessibility: Access is via Pratt Rd., a two lane local street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential lot is adjacent to commercial development and C-6 zoning to the south and residential uses and R-1 zoning to the north.

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

Street: 5414 Pratt Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjacent property was zoned to C-6 in the 1980's.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O-1 (Office Medical and Related Services) District. Applicant requested C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): O-1 zoning will permit continued residential or office use of this property. Either use would be compatible with the one year plan. The requested C-6 zoning would allow commercial use of this site which would adversely impact the adjacent residential uses although the adopted plans propose commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The O-1 proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern, while the C-6 request will extend commercial zoning adjacent to the next residential lot to the northwest.
2. Both C-6 and O-1 are consistent with the GC plan designation for the site, but O-1 zoning would be more compatible with the adjacent residential properties to the northwest.
3. The site is located between commercial businesses, zoned C-6, and residential uses zoned R-1. O-1 permitted uses are compatible with the both adjoining uses, but would be less intense than permitted under the requested C-6 zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. Either C-6 or O-1 zoning would have a minimal impact on streets and no impact on schools.
3. The recommended O-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Approval of either the requested C-6 or recommended O-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes commercial uses for this site, consistent with the requested C-6 and the proposed O-1 zone.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-6 zoning on nearby properties that are zoned R-1.

MPC Action: Approved as Modified

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: Approval of O-1 (Office Medical and Related Services)

Date of MPC Approval: 1/12/2006

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: 2/14/2006

Date of Legislative Action, Second Reading: 2/28/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: