

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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-09-PA **Related File Number:** 1-E-09-RZ
Application Filed: 11/5/2008 **Date of Revision:** 1/8/2009
Applicant: THREE HUGHS PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Northwest side E. Inskip Dr., northeast of Rowan Rd.
Other Parcel Info.:
Tax ID Number: 69 H C 025 & 025.01 **Jurisdiction:** City
Size of Tract: 14000 square feet
Accessibility: Access is via E. Inskip Dr., a major collector street with 24' of pavement width within 50' of right of way, or Rowan Rd., a local street with 18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with residential uses under R-2 zoning. However, there are some businesses just to the southwest, zoned I-2 and I-3.

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

Street: 501 E Inskip Dr.
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 & Related Services)
Previous Requests: None noted
Extension of Zone: No
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:

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.):

ADOPT resolution #1-D-09-PA, amending the Knoxville One Year Plan to Mixed Uses (Office and Medium Density Residential) for this property. (See attached Exhibit A.)

Staff Recomm. (Full):

A mixed use designation for this property, including office, is compatible with the surrounding development and zoning and is consistent with the established structure type on the corner of Rowan Rd. and E. Inskip Dr., which has been used for non-residential purposes for many years.

Comments:

ONE YEAR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.
B. ERROR OR OMISSION IN CURRENT PLAN - An O designation and O-1 zoning are consistent with the previous use of the site for professional offices. The building on parcel 25.01 has been a non-conforming office use under R-2 zoning for many years since being annexed into the City in the 1960's. The structure on the site is clearly a non-residential building.
C. CHANGES IN GOVERNMENT POLICY - The North City Sector Plan proposes medium density residential uses for the property, consistent with the current zoning. An O designation on the subject property will accommodate an office zoning to allow medical or professional offices, consistent with the established development pattern of the area that includes both residential and commercial uses. It also would allow the reuse of the commercial type building on-site for office uses.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - There are I-2 and I-3 zoned properties about 200 feet to the southwest, that are developed with an auto repair business, laundromat, convenience store, warehouses and a gas station. To the southeast, across E. Inskip Dr., are apartments and condominiums, zoned R-2. A large church is located to the north, along Rowan Rd. All of these uses have an equal or greater intensity as office uses.

MPC Action:

Approved

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action:

Mixed Uses (Office and Medium Density Residential)

Date of MPC Approval:

3/12/2009

Date of Denial:

Postponements:

1/8/09-2/12/09

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

4/7/2009

Date of Legislative Action, Second Reading: 4/21/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: