

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-E-01-PA **Related File Number:**
Application Filed: 12/6/2000 **Date of Revision:** 1/24/2001
Applicant: ENNIS & MARGIE MILLS
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
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F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North and south sides of Millertown Pk., east of Washington Pk.
Other Parcel Info.:
Tax ID Number: 59 M E 6,7 OTHER: 059MA002,003 059LC022,023 **Jurisdiction:** City
Size of Tract: 8.51 acres
Accessibility: Access is via Millertown Pk., a minor arterial street with 20 feet of pavement within 40 feet of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residential.
Surrounding Land Use:
Proposed Use: Office. **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial and Low Density Residential
Growth Policy Plan: Urban Growth Area (inside City limits)
Neighborhood Context: The area surrounding the subject properties has been developed with residential uses to the north, south and west. Directly to the east, commercial uses have been developed. Office and commercial uses are also located 500 to 750 feet to the north. A commercial development has been proposed directly to the northeast of these properties in the area designated GC.

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

Street: Millertown Pike
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: No.
History of Zoning: On April 13, 2000 MPC approved a plan amendment and rezoning for General Commercial and C-6 (General Commercial Park) zoning on the north side of Millertown Pike, northeast of the subject property.

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: MAB

Staff Recomm. (Abbr.): APPROVE O (Office) One Year Plan designation as shown on attached map exhibit, marked "MPC Recommendation".

Staff Recomm. (Full): The Office designation on these properties would create a logical transition zone between the commercial uses and zoning to the north and east and the residential uses and zoning to the south and west. Office uses would be compatible with the scale and intensity of surrounding uses and zoning. The change to office on the two properties north of Millertown Pike is limited to a 200 foot depth from Millertown Pike in order to prevent potential office development from facing or backing up to residential development along Corbitt Drive. This will leave approximately 120 feet of depth for the property fronting along Corbitt Drive, which will be enough to create buildable lots in the R-1 zone that are comparable to surrounding lots. The East City Sector Plan designates four of these properties for low density residential and two (parcels 22 and 23) for commercial uses.

Comments: This is a revised request that was postponed from the January 11, 2001 meeting to accommodate the addition of nearby tracts for consideration of a more appropriate zoning pattern. If approved, office development on the subject properties will serve as a land use transition between proposed and existing commercial development to the north and east and residential uses to the south and west. In some cases, office and residential uses or zoning would face each other across Millertown Pike, a minor arterial street. The current Transportation Improvement Program (TIP) proposes the widening of this section of Millertown Pike to a five-lane section with center turn lane beginning in 2003.

It should be noted that an April 13, 2000 East City Sector Plan amendment study recommended that office development be considered for properties along this section of Millertown Pike during the next overall update of the sector plan. This sector plan update is scheduled to be underway by early spring of this year.

MPC Action: Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

Summary of MPC action: APPROVE O (Office) to a depth of 200 feet from Millertown Pike for Parcels 2 and 3 and O (Office) for the remaining parcels

Date of MPC Approval: 2/8/2001

Date of Denial:

Postponements: 1/11/01

Date of Withdrawal:

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

Legislative Body: City Council

Date of Legislative Action: 3/6/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

Amendments:

denied office

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: