

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-E-08-PA

**Related File Number:** 1-N-08-RZ

**Application Filed:** 12/10/2007

**Date of Revision:**

**Applicant:** PAULA H. ALLEN

## PROPERTY INFORMATION

**General Location:** Northwest side Tazewell Pike, southwest of Fieldcrest Ln.

**Other Parcel Info.:**

**Tax ID Number:** 58 L D 028.01

**Jurisdiction:** City

**Size of Tract:** 0.27 acres

**Accessibility:** Access is via Tazewell Pike, a two lane, minor arterial street with 24' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and office

**Surrounding Land Use:**

**Proposed Use:** Business office

**Density:**

**Sector Plan:** North City

**Sector Plan Designation:**

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This residential site is located on a section of Tazewell Pike that includes both residential and office uses and zones that have occurred under R-1,R-1A and O-1 zones

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

**Street:** 3503 Tazewell Pike

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)

**Former Zoning:**

**Requested Zoning:** O-1 (Office, Medical, and Related Services)

**Previous Requests:**

**Extension of Zone:** Yes

**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O (Office) designation

Staff Recomm. (Full):

Extension of office onto this site is consistent with surrounding development that includes an adjacent beauty shop within an O-1 Office zone, and will permit the existing residential structure to be converted to a personal office.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern that include apartments , medical offices and a beauty salon within R-2 and O-1 zones.
- 2. Other properties in the immediate area have received use-on review approval for a medical office and a technical school, or have been rezoned to O-1 for non-residential use.
- 3. An Office designation and O-1 zoning are compatible in intensity to the MDR designation and R-2 zoning of other properties in the area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal will have a minimal impact on schools.
- 3. The site's access is to Tazewell Pike should be able to accommodate the additional traffic generated by any office use.
- 4. The proposed O-1 zone is compatible with surrounding apartment development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes low density residential use for this property, The amendment would change this to Office consistent with this proposal and the recent changes to adjacent property to the southwest.
- 2. The North City Sector Plan proposes low density residential use for this parcel.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

O (Office)

Date of MPC Approval:

1/10/2008

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:

2/12/2008

Date of Legislative Action, Second Reading: 2/26/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Denied Office

Date of Legislative Appeal:

Effective Date of Ordinance:

