

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-F-04-PA **Related File Number:** 1-N-04-RZ
Application Filed: 12/10/2003 **Date of Revision:**
Applicant: TRAVIS FULLER
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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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side Nightingale Ln., southwest of Weisgarber Rd
Other Parcel Info.:
Tax ID Number: 106 M C 00301 **Jurisdiction:** City
Size of Tract: 1 acre
Accessibility: Access is via Nightingale Ln. a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential site is one of the older residential lots on Nightingale Ln., that have been redeveloped with either apartments or an office use under R-1A, R-2 or O-1 zoning.

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

Street: 6509 Nightingale Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) and R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this site, but property to the south was designated O and zoned O-1 in 2003. (4-A-03-PA/4-C-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O (Office) One Year Plan designation

Staff Recomm. (Full):

Office designation is compatible with surrounding multifamily and office uses and zoning. The sector plan proposes medium density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Office designation and O-1 zoning will allow non-residential development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. O-1 zoning restricts non-residential uses to those that are compatible with the abutting apartments.
3. The O-1 zone will allow development compatible with surrounding residential development and undeveloped, O-1 zoned property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed One Year Plan amendment and O-1 rezoning will allow the property to be developed as proposed by the applicant.
3. The O-1 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Office designation and O-1 zone permit development of similar intensity to the medium density residential use proposed for this area by the Northwest City Sector Plan.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval:

1/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

City Council

Date of Legislative Action:

2/3/2004

Date of Legislative Action, Second Reading: 2/17/2004

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: