

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-F-05-PA **Related File Number:** 1-F-05-RZ
Application Filed: 12/14/2004 **Date of Revision:**
Applicant: OLIVER SMITH TRUST
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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PROPERTY INFORMATION

General Location: North side I-40/75, southwest of N. Winston Rd
Other Parcel Info.:
Tax ID Number: 120 H C 061 **Jurisdiction:** City
Size of Tract: 14.78 acres
Accessibility: Access is via E. Walker Springs Ln., a local street with 26' of pavement within the I-40/75 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office Park **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area that is designated for MDR uses, zoned RP-1 and R-1 and developed with single family and multi-family housing and two churches.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: Property was rezoned to RP-1 in the 1980's
Extension of Zone: No
History of Zoning: Property was zoned PR-1 in 1980's and partly developed with single family housing.

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 the O (Office) designation

Staff Recomm. (Full): Office is similar in intensity of use to the current MDR designation and compatible with the adjoining institutional uses (two churches) to the east and west, as well as the interstate use to the south. Office development would provide a suitable transitional use between the interstate to the south and the single family housing adjacent to the property on north. The sector plan proposes MDR for the site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is located in a transitional area between a single-family residential neighborhood to the north and the I-40/75 right-of-way to the south. The proposed office park use for the property will provide a compatible use transition between residential uses and the interstate.
2. Churches are located east and west of the site, with apartments and an office park situated to the west, on the east side of N. Gallaher View Drive. The proposal for the subject property will continue this trend along the north side of the interstate in this area.

THE EFFECTS OF THE PROPOSAL

1. The rezoning of the subject property to O-1 will have no impact on schools and minimal impact on area streets. Primary access to the site will be by Walker Springs Lane from the west. Public water and sewer are in place to serve this site.
2. The proposed office use will provide an appropriate transition between the residential area to the north and the interstate right-of-way to the south. The effect on properties to the north will be minimal, since the office uses will be placed back to back with the residential lots and access will be by E. Walker Springs Lane.
3. This rezoning should not lead to additional requests for office uses in the area since other property is already developed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The O-1 rezoning request is consistent with the recommended One Year Plan amendment for Office designation.
2. The requested office use is similar in intensity to the MDR designation proposed by the Northwest City Sector Plan for the property.
3. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE the O (Office)

Date of MPC Approval: 1/13/2005

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: 2/15/2005

Date of Legislative Action, Second Reading: 3/1/2005

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: