

CASE SUMMARY

APPLICATION TYPE: REZONING

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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www.knoxmpc.org

File Number: 1-F-06-RZ **Related File Number:** 1-D-06-PA
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: SHEILA PROFFITT (REFERRED BACK TO MPC BY CITY COUNCIL)
Owner:

PROPERTY INFORMATION

General Location: Northwest side Mineral Springs Ave., northeast of Whittle Springs Rd
Other Parcel Info.:
Tax ID Number: 69 E B 031.01 **Jurisdiction:** City
Size of Tract: 4.19 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Professional office **Density:** 1
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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) and RP-1 at 1 du/ac
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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-1 (Office Medical and Related Services) District to a depth of 300 ft. from Mineral Springs Ave., and RP-1 zoning at up to 1 du/ac. For the remainder of the site.

Staff Recomm. (Full):

O-1 zoning 300 ft into the site and a reduced PR zoning density at up to 1 du/ac will allow the more level portions of the site to be developed with office uses similar to what is occurring with other property in the area. The RP-1 @ 1du/ac will reduce the possibility that the steep topography found on much of this property will ever be developed. The reduced office request is less intrusive to the residential neighborhood and will be an appropriate use for the lower portion of this site.

Comments:

MPC Action: Approved as Modified

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: O-1 (Office Medical and Related Services) to a depth of 300 ft. from Mineral Springs Ave., and RP-1 (Planned Residential) at up to 1 dwelling unit per acre for the remainder of the site

Date of MPC Approval: 7/13/2006

Date of Denial:

Postponements: 1/12/2006,2/9/2006

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/15/2006

Date of Legislative Action, Second Reading: 8/29/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": consideration of back portion of property at RP-1 at 1/2 unit per acre

If "Other":

Amendments:

Amendments:

Reconsidered

Date of Legislative Appeal:

Effective Date of Ordinance: