

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

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File Number: 1-F-07-PA **Related File Number:** 1-M-07-RZ
Application Filed: 12/4/2006 **Date of Revision:** 2/20/2007
Applicant: DMP PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side Rocky Hill Rd., north of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 133 E B 007, 008, 009, 010 & 011 **Jurisdiction:** City
Size of Tract: 3.3 acres
Accessibility: Access is via Rocky Hill Rd., a local street with 50' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings
Surrounding Land Use:
Proposed Use: Any use permitted in the O-1 zone **Density:**
Sector Plan: West City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with residential uses to the north and west, under R-1 zoning. An SC-1 zoned shopping center is located on the east side of Rocky Hill Rd. Rocky Hill Elementary School is located to the north of this site where Rocky Hill Rd. intersects Morrell Rd.

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

Street:
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: None noted
Extension of Zone: No
History of Zoning: MPC denied a rezoning and a one year plan amendment in 2002 (10-F-02-RZ/10-D-02-PA) to O-1 & O.

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE O (Office) one year plan designation on parcels 8, 9, 10 & 11. Deny O (Office) one year plan designation on parcel 7.

Staff Recomm. (Full): Office use of parcels 8-11 are compatible with the scale and intensity of the surrounding land uses and adds to the office transition between commercial uses to the south and residential uses to the north. The West City One Year Plan proposes low density residential for all parcels included in this request. If parcel 7 is excluded from this request, the office designation would evenly match up to the general commercial land use designation located to the east of these properties across Rocky Hill Rd.

Comments: The applicant originally requested that parcels 8 and 9 be rezoned to O-1. After postponing this item, the applicant revised this request to include 3 additional parcels (7, 10 & 11). The revised request now establishes a continuous office zoning pattern from S. Northshore Dr. whereas the original request excluded parcels 10 and 11, which would have left a pocket of R-1 zoned property.

MPC Action: Denied MPC Meeting Date: 4/12/2007

Details of MPC action: DENY O (Office) one year plan designation.

Summary of MPC action: DENY O (Office) one year plan designation.

Date of MPC Approval: Date of Denial: 4/12/2007 Postponements: 1/11/2007-3/8/2007

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/8/2007 Date of Legislative Action, Second Reading: 5/22/2007

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: