

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-07-RZ **Related File Number:** 1-C-07-PA
Application Filed: 11/29/2006 **Date of Revision:**
Applicant: LISA M. BYRD
Owner:

PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, northeast of Smithwood Rd.
Other Parcel Info.:
Tax ID Number: 58 L D 039.01 **Jurisdiction:** City
Size of Tract: 49000 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Offices
Surrounding Land Use:
Proposed Use: Medical and general business offices **Density:**
Sector Plan: North City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 3403 Tazewell Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: 11-F-03-UR
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical and Related Services) zoning.

Staff Recomm. (Full): O-1 is a logical extension of zoning from the northeast and is compatible with surrounding uses and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Office uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 is an extension of office zoning from the northeast. There are several other nearby parcels that are also zoned O-1.
3. The site is currently developed with medical offices. Uses allowed under O-1 zoning would be very similar in intensity to the current use.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended O-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North City Sector Plan proposes medium density residential uses for this site, consistent with the current R-2 zoning. O-1 uses are very similar in intensity to R-2 uses.
2. With the recommended amendment to O (Office), O-1 zoning will be consistent with the City of Knoxville One Year Plan.
3. This request may lead to future plan amendment and rezoning requests for office in the area. However, the sector plan proposes only medium density residential uses on the northwest side of Tazewell Pike in this area. Future requests will have to be considered case by case, based on their individual merits.

MPC Action: Approved MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: O-1 (Office, Medical and Related Services)

Date of MPC Approval: 1/11/2007 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: 2/13/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Denied

Date of Legislative Appeal:

Effective Date of Ordinance: