CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-G-04-RZ Related File Number: 1-B-04-SP

Application Filed: 12/5/2003 **Date of Revision:**

Applicant: RICHARD VONROBLE

Owner:



Suite 403 • City County Building 4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side Mundal Rd., northwest of Dante Rd.

Other Parcel Info.:

Tax ID Number: 57 K A 15 Jurisdiction: County

Size of Tract: 1 acre

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Real estate office Density:

Sector Plan: North County Sector Plan Designation: MDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 6813 Mundal Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

Previous Requests: Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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.): DENY OB (Office, Medical & Related Services) zoning, consistent with the sector plan recommendation.

Staff Recomm. (Full): OB zoning will allow uses that are not compatible with the scale and intensity of the surrounding

development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is surrounded on three of four sides by single family residential development.

Placing an office use on only this property would be an inappropriate spot zoning.

2. OB zoning allows a number of uses, such as medical clinics, parking lots and hotels, which would be

inappropriate at this location.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. This proposal will have minimal impact on streets and no impact on schools.

3. The proposed sector plan amendment and rezoning would allow the property to be used for a real

estate office, as proposed by the applicant.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposal for medium density residential uses is more appropriate than office at this location.

The site is leaster

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

3. Rezoning this site to office could lead to future requests for office zoning on other individual parcels

on Mundal Rd.

4. If the application included all parcels on the street being proposed for office zoning, rather than just

one individual parcel, staff would likely recommend more favorably.

MPC Action: Denied MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: DENY OB (Office, Medical, and Related Services)

Date of MPC Approval: Date of Denial: 1/8/2004 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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