

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-G-07-PA **Related File Number:** 1-S-07-RZ
Application Filed: 12/4/2006 **Date of Revision:**
Applicant: JAMIE DENISE HATCHER

PROPERTY INFORMATION

General Location: Northeast side Cheshire Dr., southeast side Cresthill Dr.
Other Parcel Info.:
Tax ID Number: 120 E G 001 **Jurisdiction:** City
Size of Tract: 0.55 acres
Accessibility: Access is via Cresthill Dr. and Cheshire Dr., both local streets with 26' pavement widths within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Modeling agency **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This developed residence is within a mixed use area that includes single family, apartment and office uses developed under R-1, RP-1, O-1 and O-3 zones.

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

Street: 400 Cheshire Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: O-3 (Office Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: In 2004 MPC approved a use on review application for a tri-plex for this site, which was denied by City Council on appeal. (11-A-04-UR)

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: Ken Pruitt

Staff Recomm. (Abbr.): DENY O (Office) designation

Staff Recomm. (Full): Office designation of this site would extend office uses south of Cresthill Dr. into a block that is entirely residentially zoned and developed. Approval of this request would bring pressure for further non-residential expansion into the block

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The O (Office) proposal and O-3 zoning are incompatible with the scale and intensity of the surrounding residential uses and zoning pattern.
2. No other properties surrounding the site have been designated for either office uses or zoned O-1 or O-3 under the One Year Plan
3. The O designation and O-3 zoning of this site would permit a wide range of office uses that could be considered detrimental to the surrounding residential development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal will have no impact on schools and minimal impact on streets.
- 3. The Office designation and O-3 zoning would permit development not currently permitted in the area and likely lead to additional office requests along Cheshire Dr.
- 4. In 2004, City Council denied on appeal a request to construct a tri-plex on this parcel. The current request for O-3 zoning will permit uses similar in intensity and impact as the previous request which was denied.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) for the subject parcel, with LDR and MDR uses on other surrounding properties.
- 2. The West City Sector Plan proposes medium density and low density residential uses for this area.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 1/11/2007

Date of Withdrawal: 2/8/2007 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/13/2007 Date of Legislative Action, Second Reading: 3/27/2007

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: