

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-H-05-PA **Related File Number:** 1-J-05-RZ
Application Filed: 12/14/2004 **Date of Revision:**
Applicant: GARY E. KOONTZ
Owner:

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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PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, southwest of Fowler Ln.
Other Parcel Info.:
Tax ID Number: 58 L D 038 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Tazewell Pike, a two lane major collector street with adequate pavement width for two lanes of traffic.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential site is part of a mixed use area found along Tazewell Pike, within R-2 and O-1 zones.

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

Street: 3405 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: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: O (Office)

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 MU (O/MDR) designation for this site

Staff Recomm. (Full): Mixed use office and medium density residential uses are already found along this section of Tazewell Pike, within R-2 and O-1 zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern that include apartments , medical offices and a beauty salon within R-2 and O-1 zones.
- 2. Other properties in the immediate area have received use-on review approval for a medical office and a technical school and have been rezoned to O-1 for non-residential use.
- 3. Mixed use designation and O-1 zoning are compatible in intensity to the MDR designation and R-2 zoning of other properties in the area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal will have a minimal impact on schools.
- 3. The site's access is to Tazewell Pike. should be able to accommodate the additional traffic generated by any office use.
- 4. The proposed O-1 zone is compatible with surrounding apartment development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes medium density residential use for this property, The amendment would change this to Mixed Use (Office /MDR) consistent with this proposal and the recent changes to property along the southeast side of Tazewell Pike in the area.
- 2. The North City Sector Plan proposes medium density residential use for this parcel.

MPC Action: Approved MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE Mixed Uses (O/MDR)

Date of MPC Approval: 1/13/2005 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: 2/15/2005 Date of Legislative Action, Second Reading: 3/1/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: