

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-H-07-PA **Related File Number:**
Application Filed: 12/5/2006 **Date of Revision:**
Applicant: DART LIVINGSTON

PROPERTY INFORMATION

General Location: Northwest side Topside Rd., east side Alcoa Hwy.
Other Parcel Info.:
Tax ID Number: 147 05301 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Topside Rd., a minor collector street with 24' of pavement width within 115' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Professional offices **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property lies between Topside Rd. and Alcoa Hwy. Topside Rd. to the east has been developed with residential uses under RP-1, A and RB zoning. A gas company has equipment on the site to the north, zoned A-1.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: A right of way closure was approved by MPC for this applicant at the December 14, 2006 meeting to close an unused ROW directly north of this site.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: O (Office)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variations 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 (Office) One Year Plan designation.

Staff Recomm. (Full): Office uses are similar in intensity to medium density residential uses and may be more appropriate for this isolated, small site, which is adjacent to a major highway.

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. Office uses are similar in intensity to medium density residential uses.
3. This half acre site is surrounded on three sides by collector or arterial streets, making it less attractive for residential development. An office use may be more appropriate for this particular site.

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 office plan designation is compatible with surrounding development and zoning and should have a minimal impact on adjacent properties.
4. The interchange at Topside Rd. and Alcoa Hwy. is scheduled for improvements within the next 5 to 10 years. These improvements, depending on how they impact the subject property, may make the site more or less desirable for office development, or it may be necessary for this property to be obtained to accommodate the construction of the future improvements. The future improvements are expected to include connecting this portion of Topside Rd. to the portion on the west side of Alcoa Hwy. with an overpass and adding ramps for access to and from Alcoa Hwy. This would improve what is now a dangerous intersection that could become more dangerous as future development adds more trips to Topside Rd., adding to the turning movements across Alcoa Hwy.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for this site, as it does to the east, down Topside Rd.
2. If this request is approved, staff anticipates that the applicant will bring forward a request for O-1 or another office zone, in order to develop the site with some type of professional office, as proposed.

MPC Action: Approved

MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: O (Office)

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: 7/17/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other": Postponed 2/13 through 6/19/2007

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: