

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

**File Number:** 1-I-04-PA **Related File Number:**  
**Application Filed:** 12/15/2003 **Date of Revision:**  
**Applicant:** CAROLYN HICKS  
**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:** South side E. Burwell Ave., east of N. Central St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 F S 002 **Jurisdiction:** City  
**Size of Tract:** 0.16 acres  
**Accessibility:** Access is via E. Burwell Ave., a local street with 60' of right of way and 30' of pavement width. Access may also be via alleys along the southeast and southwest sides of the property which have 10' right of ways.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Apartments  
**Surrounding Land Use:**  
**Proposed Use:** Apartments and beauty shop **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The properties fronting on N. Central St. are developed with commercial uses under C-3 zoning. The neighborhood to the northeast of N. Central St. is developed with medium and low density residential uses under R-2 zoning.

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

**Street:** 116 E Burwell Ave.  
**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:** 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: 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, which are now proposed for the property. The property is located between commercial uses and residential uses, so an office use will make a good transition.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The property is currently being used for apartments under a medium density residential plan designation and R-2 zoning. Office uses are similar in intensity and impact to medium density residential uses.
2. The property is located between commercial uses and residential uses, so an office use on this parcel will create a transition between the uses.
3. The applicant proposes to open a beauty shop at this location, which will require a zoning change to O-1 (Office, Medical and Related Services).
4. A similar property located 200 feet to the northwest along E. Morelia Ave. is designated for office uses on the One Year Plan and zoned O-1.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. There will be no impact on schools and minimal impact on streets.
3. The recommended Office designation will have minimal impact on adjacent properties since office uses are similar in intensity to medium density residential uses.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes low density residential use of this site, but the property is zoned R-2, which allows medium density residential development.
2. The City of Knoxville One Year Plan currently proposes medium density residential use for the property, which is similar in intensity and impact to the request for an office designation.
3. Staff would anticipate that there could be further requests for office designations on properties located behind commercial businesses on N. Central St. Care should be taken in allowing this expansion into the residential area to the east.

MPC Action: Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 1/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

### **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 2/3/2004

Date of Legislative Action, Second Reading: 2/17/2004

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**