

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-I-07-PA **Related File Number:**
Application Filed: 12/11/2006 **Date of Revision:**
Applicant: JUNE AND RICKY JONES
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

Suite 403 • City County Building
400 Main Street
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PROPERTY INFORMATION

General Location: Northwest side Cedar Ln., east of Parkdale Rd.
Other Parcel Info.:
Tax ID Number: 58 P F 016 **Jurisdiction:** City
Size of Tract: 0.77 acres
Accessibility: Access is via Parkdale Rd., a three lane minor collector street in this section, and Cedar Ln., a three lane minor arterial street

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 surrounded by residential uses that have developed under R-1 and R-2 zones.

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

Street: 1305 Cedar Lane
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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.): DENY O (Office) designation

Staff Recomm. (Full): Office designation of this site would be out of character with the surrounding established residential development and zoning pattern. The sector plan proposes medium density and low density residential uses for this area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O (Office) proposal is incompatible with the scale and intensity of the surrounding residential and uses and zoning pattern.
2. No other properties in the immediate area have been designated for office uses
3. The O designation of this corner would allow consideration of O-1 zoning and permit a wide range of office uses that could be considered for other property around this intersection. This would be to the detriment of 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 would intensify the potential redevelopment under the permitted O-1 zone, impact adjacent residential properties and likely lead to additional office requests along Cedar Lane.

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 North City Sector Plan proposes medium density and low density residential uses for this area.
3. Staff would anticipate receiving similar O designation requests along Cedar Lane. in the future if this request is approved.

MPC Action: Denied

MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: DENY O (Office) designation

Date of MPC Approval:

Date of Denial: 1/11/2007

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/13/2007

Date of Legislative Action, Second Reading: 2/27/2007

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: