

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-J-04-PA                      **Related File Number:** 1-U-04-RZ  
**Application Filed:** 12/22/2003                      **Date of Revision:**  
**Applicant:** BRYAN GOOD  
**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:** North side Osprey Pointe Ln., southeast of S. Northshore Dr., southwest side Pellissippi Pky.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 102.01                      **Jurisdiction:** City  
**Size of Tract:** 1.28 acres  
**Accessibility:** Access is via Osprey Pointe Ln., a local street with 22' of pavement located within the I-140 right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office Building                      **Density:** NA  
**Sector Plan:** Southwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the rural residential area that has developed under A zoning. The PR zoned site was approved for smaller lot residential development that has not yet occurred.

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

**Street:** Osprey Pointe Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** O-3 (Office Park)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** OS (Open Space)  
**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 O (Office) designation limited to the O-3 (Office Park) zone.

Staff Recomm. (Full): Office use of this small isolated site abutting the interstate will not adversely impact nearby residential uses. The sector plan includes this site in the state's transportation right-of-way.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The Office designation and O-3 zoning will allow non-residential development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. O-3 zoning restricts non-residential uses to those that are compatible with the abutting housing.
3. The O-3 zone will allow development compatible with the residentially developed property to the south.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities can be made available to serve the site.
2. The proposed One Year Plan amendment and O-3 rezoning will allow the property to be developed as proposed by the applicant.
3. The O-3 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of surrounding development adjacent to this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Office designation and O-3 zone permit development compatible with adjoining low density residential uses proposed on surrounding properties by the Southwest County Sector Plan.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE O (Office) limited to O-3 (Office Park) zoning

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: 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: