

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTH CITY SECTOR PLAN AMENDMENT

**File Number:** 1-J-07-PA                      **Related File Number:** 1-U-07-RZ  
**Application Filed:** 12/11/2006                      **Date of Revision:**  
**Applicant:** DAVID WALLACE  
**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  
Knoxville, Tennessee 37902  
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#### PROPERTY INFORMATION

**General Location:** Southeast side Marion Dr., northeast side Stanton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 58 E A 005, 006                      **Jurisdiction:** City  
**Size of Tract:** 0.34 acres  
**Accessibility:** Access is via Stanton Rd., a local street with 20' of pavement within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Business office                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This developed site is part of an older neighborhood that has experienced office redevelopment in recent years under O-1 zoning.

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

**Street:** 5304 Stanton Rd.  
**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:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned O-1 for office uses in recent years.

#### 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 O (Office) designation

Staff Recomm. (Full):

Office designation of this corner is consistent with other non-residential uses and O-1 zoning noted in the area.

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.
2. O-1 zoning of this site for professional/medical office development would be compatible with established uses in the area.
3. The subject property is adjacent to office zoning and uses to the south and east, apartments to the north and commercial establishments to the west.
4. The current R-2 and the proposed O-1 zones are similar in intensity of use. The sector plan proposes LDR uses for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment, O-1 zoning will be consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes LDR uses for the site, which is not consistent with the proposal, nor the established use and R-2 zone.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

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: 2/13/2007

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

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:**