

CASE SUMMARY

APPLICATION TYPE: REZONING

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-M-08-RZ **Related File Number:**
Application Filed: 11/30/2007 **Date of Revision:**
Applicant: DAVID A. JOHNSON

PROPERTY INFORMATION

General Location: South side Papermill Dr., west of Kalmia Rd.
Other Parcel Info.:
Tax ID Number: 107 F A 009 **Jurisdiction:** City
Size of Tract: 0.45 acres
Accessibility: Access is via Papermill Dr., a major collector street with 22' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of low and medium density residential, office and commercial uses under R-1, RP-1, O-1 and O-3 zoning.

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

Street: 4608 Papermill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-3 (Office Park)
Previous Requests: None noted
Extension of Zone: Yes, extension of O-3 zoning from the south, east and west
History of Zoning: None noted for this site

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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-3 (Office Park) zoning.

Staff Recomm. (Full): O-3 is a logical extension of zoning, is consistent with the One Year Plan and sector plan and is compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-3 is a logical extension of zoning from the south, east and west. This parcel is the only one along this section on the south side of Papermill Dr. that remains zoned R-1.
3. O-3 zoning is consistent with both the One Year Plan and sector plan designations of the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on the school system. The impact to the street system will depend on the type of development proposed, but it should be minimal.
3. The proposal is compatible with the surrounding zoning and will have minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes office uses for the site, consistent with the proposed O-3 zoning.
2. The One Year Plan proposes mixed uses, including low and medium density residential and office uses, consistent with O-3 zoning.
3. Approval of this request is not likely to lead to future O-3 requests in the immediate area, as all adjacent properties are already zoned O-3.

MPC Action: Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action: O-3 (Office Park)

Date of MPC Approval: 1/10/2008

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: 2/12/2008

Date of Legislative Action, Second Reading: 2/26/2008

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: