

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-Y-05-RZ **Related File Number:** 1-M-05-PA
Application Filed: 12/13/2004 **Date of Revision:**
Applicant: MARY D. MILLER
Owner:

PROPERTY INFORMATION

General Location: Northeast side Central Avenue Pike, southeast of Elyria Dr.
Other Parcel Info.:
Tax ID Number: 69 I A 016 **Jurisdiction:** City
Size of Tract: 0.58 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Law office **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4504 Central Avenue Pike
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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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-1 (Office, Medical and Related Services) zoning based on the One Year Plan amendment approval

Staff Recomm. (Full): O-1 zoning permits uses of similar intensity to the existing R-2 zoning and will provide a suitable transitional use from the commercial zone to the south and the residences to the north.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O designation and O-1 zoning will allow office development that is compatible with the scale and intensity of surrounding commercial, office and residential development and zoning pattern.
2. The O designation and O-1 zoning will permit uses compatible with the current C-6 commercial classification in place on the adjacent property to the south and provide a suitable transitional use between that site and the residential uses and zoning located north of the subject property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed reclassification would allow a law office to be located within the residential structure located on the site.
3. An O designation and O-1 zoning, when viewed against the current C-6 zoning of adjacent property, and potential for C-6 zoning and development of this site, could have less impact on surrounding properties and be more compatible with the scale and intensity of the residential and commercial zoning pattern found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The O designation and O-1 zoning is similar in intensity to the commercial use proposed for the adjacent site to the south of the site by the One Year Plan.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE O-1 (Office, Medical and Related Services)

Date of MPC Approval: 1/13/2005 **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: 2/15/2005 **Date of Legislative Action, Second Reading:** 3/1/2005

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:**

