

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-A-00-PA **Related File Number:** 10-A-00-RZ
Application Filed: 8/8/2000 **Date of Revision:**
Applicant: JOHN K. KING
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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast of Walker Springs Rd., north of E. Walker Springs Ln.
Other Parcel Info.:
Tax ID Number: 120 H B 27.01 **Jurisdiction:** City
Size of Tract: 5.752 acres
Accessibility: Access is via Walker Springs Rd., a minor arterial street scheduled for realignment and improvement to a 5 lane section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Uses permitted under O-1 zoning **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This undeveloped part of the adjacent apartment complex is part of a mixed use area of single family and multi-family residential, office, and commercial uses within R-1E, RP-1, R-1A, O-1, CA, C-3 and PC-1 zoning.

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

Street: 290 Walker Springs Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & 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:

Staff Recomm. (Abbr.): APPROVE O (Office).

Staff Recomm. (Full): Office use of the site is compatible with adjoining multi-family, office and commercial zoning, and multi-family and office uses. The sector plan proposes medium density residential use for this site with office uses located to the south.

Comments: Office use of this site would be of a similar intensity to medium density uses as proposed by the sector plan and compatible with the intensity of surrounding zoning and development. Access to the site will be improved by the realignment and widening of Walker Springs to a 5-lane section through this area.

Portions of this site were recently reviewed by MPC for violation of an approved site plan related to grading and the maintenance of a landscape buffer. The buffer area will need to be maintained with any zone change and development of the subject property. The applicant and the neighborhood representative have reached agreement to record deed restrictions on the site which will protect the buffer. These restrictions are being prepared and will be recorded before the rezoning process is completed.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 3/8/2001

Date of Denial:

Postponements: 10/12/00 - 2/8/01

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 4/3/2001

Date of Legislative Action, Second Reading: 4/17/2001

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: