# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-A-03-PA Related File Number:

Application Filed: 7/30/2003 Date of Revision:

Applicant: MARA L. HARVEY

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

General Location: Northwest side Valley View Dr., southwest of Washington Pike

Other Parcel Info.:

Tax ID Number: 59 K A 008 Jurisdiction: City

Size of Tract: 0.8 acre

Access is via Valley View Dr., a minor collector street with 50' of right of way and 19' of pavement width.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Single family dwelling

**Surrounding Land Use:** 

Proposed Use: CPA / Professional office Density:

Sector Plan: East City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The area near the intersection of Valley View Dr. and Washington Pike has been developed with

medical offices, under O-1 zoning. Residential uses are located to the west along Valley View Dr., under R-1 zoning. Commercial development is located to the east across Washington Pike, under C-1

and C-6 zoning.

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

Street: 4419 Valley View Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** Yes, extension of the Office designation from the south and east

History of Zoning: Area was changed to Mixed Use (LDR and O) and Office as part of the 2002 One Year Plan update.

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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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: Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE O (Office) One Year Plan designation.

Staff Recomm. (Full): Office is a logical extension of the plan designation from the east and from the south side of Valley View

Dr.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The office designation is a logical extension from the east and south.

2. There is office development and a parking lot located across from the subject property to the south,

O-1 zoned property to the east and interstate right of way located to the north.

3. Office development of this site would be compatible in scale and intensity to the surrounding land uses and zoning pattern.

#### 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 minimal impact on streets. The subject property has convenient access to Washington Pike and I-640. There are plans for improvements to Washington Pike, which will include a realignment of Valley View Dr., to line up with Centerline Dr. to the east across Washington Pike. The current road improvement plans show that the existing Valley View Dr. is to remain open with a connection to Washington Pike, having no negative effect on this proposal.

3. The use of this property for office will have a minimal impact on the single family residential uses to the west.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposal is a logical extension of the Office One Year Plan designation.

2. The East City Sector Plan proposes low density residential use for this site, but proposes office uses to the south and east. The adjacent properties to the south and east are zoned O-1 and proposed for Office by the One Year Plan.

3. This request could lead to further office requests to the west along Valley View Drive, at least as far as the office extends to the west on the south side of the street.

MPC Action: Approved MPC Meeting Date: 10/9/2003

**Details of MPC action:** 

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 10/9/2003 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: 11/11/2003 Date of Legislative Action, Second Reading: 11/25/2003

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

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If "Other":	If "Other"
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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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