

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: 10-A-07-RZ **Related File Number:** 10-B-07-PA
Application Filed: 8/20/2007 **Date of Revision:**
Applicant: WALDEN PROPERTIES

PROPERTY INFORMATION

General Location: Northeast side Letterman Rd., southeast side Echo Dr.
Other Parcel Info.:
Tax ID Number: 121 B F 001 **Jurisdiction:** City
Size of Tract: 14000 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Professional building
Surrounding Land Use:
Proposed Use: Professional building **Density:**
Sector Plan: West City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
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:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): This request is a logical extension of O-1 zoning from the southwest. O-1 zoning will allow development that will be compatible in scale and intensity with surrounding uses which have recently transitioned from warehouse uses under I-3 zoning to professional offices uses under O-1 zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-1 zoning is compatible with the scale and intensity of surrounding development. This area has slowly transitioned from industrial to professional office uses over the years, and this proposal will continue that trend.
2. The recommended rezoning will result in removal of incompatible light industrial uses from this area.
3. The proposal is compatible with the recently approved West City Sector Plan which proposes office uses.
4. The site is in close proximity to commercial uses to the north along Kingston Pike, and office uses will serve as a transition between those commercial uses to the north and residential uses to the south.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The proposal 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 amendment to the West City One Year Plan to office, O-1 zoning will be compatible with that plan.
2. This request is consistent with the recently approved West City Sector Plan which proposes offices uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future One Year Plan and rezoning requests for office uses on adjacent industrial properties in this area.

MPC Action: Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

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

Date of MPC Approval: 10/11/2007

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: 11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

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: