

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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-10-PA **Related File Number:** 10-A-10-RZ
Application Filed: 7/7/2010 **Date of Revision:**
Applicant: CAD PROPERTIES

PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, northeast of Smithwood Rd.
Other Parcel Info.:
Tax ID Number: 58 L D 039.01 **Jurisdiction:** City
Size of Tract: 1.18 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with 26' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical office
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: North City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of low to medium density residential, office and institutional uses, under R-1, R-2, O-1 and O-3 zoning.

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

Street: 3403 Tazewell 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: 1-F-07-RZ/1-C-07-PA
Extension of Zone: Yes, extension of O designation from the northeast
History of Zoning: MPC approved a One Year Plan amendment to and rezoning to O-1 on 1/11/07. City Council denied the requests on 2/13/07 (1-F-07-RZ/1-C-07-PA).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: O (Office)

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.):

RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

Staff Recomm. (Full):

Office uses are appropriate at this location which is surrounded by a mix of institutional, office and medium density residential uses and has access to a minor arterial street.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.

B. ERROR OR OMISSION IN CURRENT PLAN - The plan currently proposes office uses on several nearby properties. The proposed amendment is an extension of the existing plan designation from the northeast.

C. CHANGES IN GOVERNMENT POLICY - The property is accessed from Tazewell Pike, a minor arterial street, so no additional traffic will be generated through residential streets, making this location viable for office use. There are office uses to the south and east and an educational facility (Fountainhead) to the southwest of the site, so office uses at this location are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - Several properties in this section of Tazewell Pike have been rezoned for small office developments. Office zoning is located to the northeast and south of the subject property.

The site is located along a minor arterial street, justifying the request for a more intense land use classification.

Action:

Approved

Meeting Date: 10/14/2010

Details of Action:

Summary of Action:

O (Office)

Date of Approval:

10/14/2010

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: 1/11/2011

Date of Legislative Action, Second Reading: 1/25/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other": Postponed until MPC reconsiders 10-A-10-RZ

If "Other":

Amendments:

Amendments:

11/16/2011 Postponed until MPC reconsiders 10-A-10-RZ

Date of Legislative Appeal:

Effective Date of Ordinance: