CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-B-14-PA Related File Number: 10-B-14-RZ

Application Filed: 7/16/2014 **Date of Revision:**

Applicant: CINDY BRADLEY



Suite 403 • City County Building 4 0 0 Main Street 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 Cedar Ln., northeast of Rowan Rd.

Other Parcel Info.:

Tax ID Number: 68 D E 011 Jurisdiction: City

Size of Tract: 2.7 acres

Accessibility: Access is via Cedar Ln., a minor arterial street with 23-38' of pavement width within 35-85' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Business/professional office Density:

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

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

Neighborhood Context: This site is located along Cedar Ln. in an area that is developed with low and medium density

residential uses under R-1, R-1A, R-2 and RP-1 zoning. The residential development includes both

attached and detached residential uses.

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

Street: 609 Cedar Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

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:

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 on a portion of the

property. (See attached MPC staff recommendation map.)

Staff Recomm. (Full): Office uses on the recommended portion of the site will be compatible with the scale and intensity of

surrounding development and zoning. The site is already developed with a church building containing offices, but the building is no longer used for church services. Staff is recommending that the narrow northwest portion of the site remain designated LDR for future detached residential development. Allowing office uses within this area would not be appropriate because of the way in which that part of the site is situated within an existing residential subdivision with access to a local neighborhood street.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet

any one of these.)

A. AN ERROR IN THE PLAN - The sector plan proposes civic and institutional uses for the site, based on the previous use as a church. Civic and institutional uses are similar in intensity to office uses. The current LDR designation on the One Year Plan is not consistent with the sector plan or with the church

building located at the site.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA -No known improvements have been recently made to Cedar Ln. or area utilities, but they are adequate to serve the proposed office uses. Public water and

sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN -No changes in government policy apply in this case, but Cedar Ln. is developed with and zoned for commercial uses just 800 feet southwest of the site. Office uses may be appropriate from this subject property southwest to the

commercially zoned area as a transitional zone between commercial and residential uses. D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new

information has become available to reveal the need for a plan amendment.

Action: Approved Meeting Date: 10/9/2014

Details of Action:

Summary of Action: approve O Office one year plan designation on the portion of the property that is on the southeast and

that the narrow northwest portion remain designated LDR

Date of Approval: 10/9/2014 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: 1/6/2015 Date of Legislative Action, Second Reading: 1/20/2015

Ordinance Number: Other Ordinance Number References:

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

If "Other": Postponed 11-2015 to 1-6-2015 **If "Other":**

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Amendments:	Amendments:
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Date of Legislative Appeal: Effective Date of Ordinance:

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