

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-C-11-PA **Related File Number:** 10-E-11-RZ
Application Filed: 8/19/2011 **Date of Revision:**
Applicant: KEN FRAZIER

PROPERTY INFORMATION

General Location: Northwest side Hinton Dr., northeast of Western Ave.
Other Parcel Info.:
Tax ID Number: 93 B B 029 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility: Access is via Hinton Dr., a major collector street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted by O-1 zoning **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located just north of commercial uses fronting on Western Ave., zoned C-3, C-4 and SC-1, and south of a residential area off of Ball Camp Pike, zoned R-1.

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

Street: 4405 Hinton Dr
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: Yes, extension of O designation from either side of site
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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 adjacent to office designated and O-1 zoned properties on either side. Office use of this site would be compatible with the surrounding development and zoning pattern.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - The road is 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 both adjacent properties. The proposed amendment is an extension of the existing plan designation from either side.
C. CHANGES IN GOVERNMENT POLICY - The property is accessed from Hinton Dr., a local street that connects Western Ave. with Ball Camp Pike, so no additional traffic will be generated through residential streets, making this location viable for office use. 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 - Properties on either side of this site are already designated O and zoned O-1. Approval of this plan amendment fills in the gap between two office designated sites.

Action:

Approved

Meeting Date: 10/13/2011

Details of Action:

Summary of Action:

O (Office)

Date of Approval:

10/13/2011

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:

11/15/2011

Date of Legislative Action, Second Reading: 11/29/2011

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: