

# 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-15-PA      **Related File Number:** 10-H-15-RZ  
**Application Filed:** 8/21/2015      **Date of Revision:**  
**Applicant:** EAST KNOX FREE MEDICAL CLINIC

## PROPERTY INFORMATION

**General Location:** Southwest side Oakland St., southeast of Martin Luther King Jr. Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 D P 008      **Jurisdiction:** City  
**Size of Tract:** 0.7 acres  
**Accessibility:** Access is via Oakland St., a local street with 30' of pavement width within 48' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Paved parking and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Medical office      **Density:**  
**Sector Plan:** East City      **Sector Plan Designation:** TDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is on the southwestern edge of downtown Burlington, one half block from Martin Luther King, Jr. Ave. The property separates the office and commercial area from the residential neighborhood.

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

**Street:** 0 Oakland St  
**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:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** TDR (Traditional Neighborhood 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: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

Staff Recomm. (Full): The O (Office) One Year Plan designation is appropriate for this subject property as a transition from the downtown Burlington area to the residential neighborhood. O (Office) uses are consistent with the surrounding development and zoning pattern.

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 plan currently recommends traditional neighborhood residential (TDR) development, which is compatible with the current R-1 zoning on the property. The intent of the TDR sector plan designation is encourage infill development that is compatible with small lot development common in the older areas of the city, including higher intensity residential uses on the edges of neighborhoods. Office uses and medium density residential uses have similar impacts and in many cases can be considered interchangeable. The subject property is well situated to allow consideration of office and higher intensity residential uses.

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 road or utility improvements have been made recently in the area, but the existing roads are adequate to handle the additional traffic that would be generated by this project.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The property is on the fringe of the downtown Burlington area and is adjacent to property that is zoned O-1. The property is a logical extension of office uses and an appropriate transition to the residential neighborhood.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - With the mix of established office, commercial and residential uses in the area, and being within close proximity a major transit corridor, office uses are appropriate to be considered for this site.

Action: Approved Meeting Date: 10/8/2015

Details of Action:

Summary of Action: O (Office)

Date of Approval: 10/8/2015 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: 11/10/2015 Date of Legislative Action, Second Reading: 11/24/2015

Ordinance Number: Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**