

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-D-05-RZ **Related File Number:** 10-C-05-PA
Application Filed: 8/24/2005 **Date of Revision:**
Applicant: BROADWAY PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Lynnwood Dr., southwest of Stanton Rd.
Other Parcel Info.:
Tax ID Number: 58 F E 016,017 **Jurisdiction:** City
Size of Tract: 1.21 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Professional/medical offices **Density:**
Sector Plan: North City **Sector Plan Designation:** Office
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: R-2 (General Residential)
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:

Surveyor:

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

Staff Recomm. (Full): O-1 is a logical extension of zoning from the south and east, is compatible with surrounding zoning and development and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning of this site for professional/medical office development would be compatible with established uses in the area.
3. The subject property is adjacent to office zoning and uses to the south and east, apartments to the north and commercial establishments to the west.
4. The current R-2 and the proposed O-1 zones are similar in intensity of use. The sector plan proposes office uses for the site.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The request 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 plan amendment, O-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes office uses for the site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 10/13/2005

Details of MPC action:

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

Date of MPC Approval: 10/13/2005 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: 11/8/2005 Date of Legislative Action, Second Reading: 11/22/2005

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:

