

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-D-16-PA **Related File Number:** 10-I-16-RZ
Application Filed: 8/24/2016 **Date of Revision:**
Applicant: RUFUS H. SMITH JR. AND COMPANY

PROPERTY INFORMATION

General Location: Southwest side Whittle Springs Rd., southeast side Mineral Springs Ave.
Other Parcel Info.:
Tax ID Number: 69 E B 01302 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility: Access is via Mineral Springs Ave., a minor arterial street with 27' of pavement width within 40' of right-of-way, or Whittle Springs Rd., a minor arterial street with 24' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: East City **Sector Plan Designation:** HDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of office and residential uses under R-3 and O-1 zoning. Some commercial uses are located to the east, toward N. Broadway, zoned C-3.

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

Street: 4421 Whittle Springs Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes, extension of O plan designation and O-1 zoning from the north and east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: HDR (High 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 at this location would be a logical extension of the plan designation from the north and east. The surrounding area is developed with multi-dwelling attached residential uses and offices that are of similar intensity to the proposed use.

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 - There are no apparent errors in the plan. The current plan proposes HDR uses for the site, consistent with the current R-3 zoning and previous uses on 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 either of the access streets., but it is adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established commercial zoning pattern to the west and the surrounding office and high density residential uses, office uses and zoning are appropriate for the subject property in this transitional area.
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. The current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for transitional office uses.

Action: Approved

Meeting Date: 10/13/2016

Details of Action:

Summary of Action: O (Office)

Date of Approval: 10/13/2016

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: 11/8/2016

Date of Legislative Action, Second Reading: 11/22/2016

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: