

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-E-07-PA **Related File Number:** 10-F-07-RZ
Application Filed: 8/31/2007 **Date of Revision:**
Applicant: EDDIE L. AND JUDY C. HUMPHREY

PROPERTY INFORMATION

General Location: Northwest side Greenway Dr., west side Amber Ridge Way
Other Parcel Info.:
Tax ID Number: 59 J A 019 **Jurisdiction:** City
Size of Tract: 16625 square feet
Accessibility: Access is via Greenway Dr., a major collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: North City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a mixed use area of businesses and residences that have occurred under I Industrial and RA and R-1 Residential zones.

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

Street: 4405 Greenway 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: No
History of Zoning: Property was designated LDR and rezoned R-1 following annexation into the City of Knoxville in 1997. (12-V-97-RZ)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O (Office) designation

Staff Recomm. (Full):

Office use of this site is compatible with surrounding residential and business development, is consistent with the land use proposed by the North City Sector Plan and represents a reduction in the level of development intensity allowed by the adjoining industrial property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Office designation and O-1 zoning are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning is consistent with the surrounding zoning pattern and the office uses proposed on the sector plan for this site.
3. There are industrially zoned properties in the area including directly across Greenway Dr. from this site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Greenway Dr. is a major collector street that has capacity to handle additional trips that would be generated by office development of this site.
3. The recommended O-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes office uses for this site.
2. This site is located within the Urban Growth Area (inside city) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for office zoning in the immediate area.

MPC Action:

Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action:

O (Office)

Date of MPC Approval:

10/11/2007

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:

11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

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: