

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-G-02-PA **Related File Number:**
Application Filed: 9/11/2002 **Date of Revision:**
Applicant: RAY DEPUE, III
Owner:

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
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side Whittle Springs Rd., north of Adair Ave.
Other Parcel Info.:
Tax ID Number: 70 P C 28, 29 & 30 **Jurisdiction:** City
Size of Tract: 0.9 acres
Accessibility: Access is via Whittle Springs Rd., a minor arterial street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Real estate office **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of a one half block enclave of R-2 zoned, older single family houses located between C-1 and O-1 zoned neighborhood commercial nodes developed on Whittle Springs Rd.

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

Street: 2807 Whittle Springs Rd.
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: No
History of Zoning: None noted for this site, but other property in the area has been rezoned O-1 in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: O (Office)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O (Office) designation

Staff Recomm. (Full): Office use of this site would be consistent with surrounding development that includes residential, institutional, office and neighborhood commercial uses. The sector plan proposes medium density residential use for the site.

Comments: A. Need and justification for the proposal;
 1. This site is in a block of older single family housing designated and zoned for medium density housing that has not developed.
 2. Parcels to the north and south of the site are zoned for and developed with neighborhood serving commercial businesses which adversely impact the property for continued long term single family use.

B. Effects of Proposal
 1. A One Year plan amendment showing this site for Office use would not adversely impact the surrounding development or significantly add to the traffic volumes of the area.
 2. An Office designation would allow O-1 zoning and conversion of the existing individual residences to office use.
 3. The current MDR designation would require combining these properties for redevelopment to occur.
 4. Office uses generate similar traffic volumes, exterior noise and outside lighting as medium density residential development. Offices, however, are often not in use for part of the day, which would reduce their impact on surrounding less intense development.

C. Conformity with the General Plan
 1. Office use is identified by the General Plan policies as being a suitable transitional use between commercial and low density residential development.

MPC Action: Approved

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 10/10/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 11/12/2002

Date of Legislative Action, Second Reading: 11/26/2002

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: