

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-G-04-PA                      **Related File Number:** 10-O-04-RZ  
**Application Filed:** 9/13/2004                      **Date of Revision:**  
**Applicant:** RONNIE C. MILLER AND MARY D. MILLER  
**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

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## PROPERTY INFORMATION

**General Location:** Southeast side Nauda Dr., northeast side Central Avenue Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 68 L F 005                      **Jurisdiction:** City  
**Size of Tract:** 0.75 acre  
**Accessibility:** Access is via Central Avenue Pike, a minor arterial street with 26' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Law office                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the single family housing developed along the northeast side of Central Avenue Pike and zoned R-1 and R-2. The southwest side of this street is developed with businesses and zoned C-5 and C-6

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

**Street:** 100 Nauda Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family 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 part of a general downzoning from R-2 to R-1 in 1998, (10-JJ-98-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low 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.): DENY O (Office ) designation for this parcel

Staff Recomm. (Full): Office designation would be contrary to the established single family housing and R-1 and R-2 zoning of the northeast side of Central Avenue Pike. The sector plan proposes continued low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The Office One Year Plan and O-1 zoning proposal are not compatible with the scale and intensity of the adjoining residential development and R-1 zoning pattern found along Naudeda Ln.  
2. Approval of this request could lead to other properties in the immediate area to seek rezoning from R-1 and R-2 to O-1 to convert existing houses for office uses.  
3. O-1 zoning to the northwest and southeast along Central Avenue would adversely impact adjoining single family residential development and change the character of this neighborhood.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is not compatible with adjoining residential development and will adversely impact adjacent residential properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes low density residential uses for this parcel, consistent with the residential uses along Naudeda Ln.
2. The North City Sector Plan proposes low density residential use for this parcel.
3. If the request is approved, the staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office uses along the east side of Central Avenue Pike.

MPC Action: Denied

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: DENY O (Office ) designation for this parcel

Date of MPC Approval:                      Date of Denial: 10/14/2004

Postponements:

Date of Withdrawal:                      Withdrawn prior to publication?:  Action Appealed?:

### ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/9/2004

Date of Legislative Action, Second Reading: 11/23/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**