

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

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File Number: 10-G-05-RZ **Related File Number:**
Application Filed: 8/30/2005 **Date of Revision:**
Applicant: PAUL BUSH
Owner:

PROPERTY INFORMATION

General Location: Northeast side Schubert Rd., northwest side Tillery Dr.
Other Parcel Info.:
Tax ID Number: 68 M E 027 **Jurisdiction:** City
Size of Tract: 0.47 acre
Accessibility: Access is via Schubert Rd., a minor collector street with 17-18' of pavement width within 65-80' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Real estate office **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site located near Clinton Hwy., which is developed with commercial uses under C-4 zoning. There are also C-4 zoned commercial uses to the east and south of the site across Tillery Dr. and Schubert Rd. To the north and west are residences, zoned R-1A.

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

Street: 4400 Schubert Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (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: None noted

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 good transitional zone between commercial zoning to the south and east and residential zoning to the north and west. The One Year Plan proposes mixed uses, limited to office and medium density residential, for the site.

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. The proposal does not place any office uses facing any residential uses.
3. Tillery Dr. is likely to transition to higher intensity uses, as proposed by the One Year Plan. This site is a logical starting point for that transition.
4. The site is in close proximity to commercial uses to the south along Clinton Hwy., and office uses will serve as a transition between those commercial uses and residential uses to the north.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
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. The City of Knoxville One Year Plan designates this site for mixed uses, limited to office and medium density residential, consistent with this proposal.
2. The Northwest City Sector Plan designates this site for slope protection, probably because of the slopes along the street frontages. The portion of the site where the structure and driveway are located is relatively flat.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future One Year Plan and rezoning requests for office or medium density residential uses on adjacent residential properties in this area, consistent with the One Year Plan proposal.

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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: