

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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FAX • 215 • 2068  
www.knoxmpc.org

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

### 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:**

### 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:**

### 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:**  
**History of Zoning:**

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY O-1 zoning based on denial of the One Year Plan amendment

Staff Recomm. (Full):

O-1 zoning located at the entrance to Naueda Ln would adversely impact the residential character of this neighborhood and lead to further requests for nonresidential zoning in the area.

Comments:

MPC Action:

Denied

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action:

DENY O-1 zoning based on denial of the One Year Plan amendment

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:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: