# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 10-Q-03-RZ Related File Number:

**Application Filed:** 9/8/2003 **Date of Revision:** 

Applicant: MICHAEL FULLER

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

### PROPERTY INFORMATION

**General Location:** East side Deerbrook Dr., south side Glade Dr.

Other Parcel Info.:

Tax ID Number: 131 J E 007 Jurisdiction: City

Size of Tract: 0.4 acre

Accessibility: Access can be gained via three separate local streets: Glade Dr., with 50' of right of way and 23' of

pavement width; Deerbrook Dr. with 50' of right of way and 25' of pavement width; or Plum Creek Dr.,

with 50' of right of way and 25' of pavement width.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Professional office space Density:

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with businesses along Parkside Dr., under C-6 and CA zoning. The area to the

west, to the rear of the businesses, is developed with single family residential uses, under RA zoning.

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

Street: 10600 Deerbrook Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)

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:** 

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**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): Office uses are more appropriate than commercial uses at this location, which is adjacent to residential

uses to the south and east.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The request is a downzoning of the property to a zone which will have less impact on adjacent

residential uses.

2. O-1 zoning will provide a transition between commercial uses to the west and residential uses to the

south and east.

3. The proposed zoning allows uses compatible with the scale and intensity of the surrounding land

uses and zoning pattern.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The impact on the street system should be reduced by this rezoning.

3. There will be no impact on schools.

4. The impact on adjacent properties should be reduced by this downzoning to office. The full range of commercial uses allowed under C-6 zoning would have a more negative impact on nearby residential

development.

Approved

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site. O-1 is a

permitted zone within the GC designation.

2. The Southwest County Sector Plan proposes low density residential uses for the site. However, the

MPC Meeting Date: 10/9/2003

site is already zoned for commercial development.

3. This request is not likely to lead to future requests for office zoning in the area.

Details of MPC action:

MPC Action:

Summary of MPC action: APPROVE O-1 (Office, Medical & Related Services)

Date of MPC Approval: 10/9/2003 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: 11/11/2003 Date of Legislative Action, Second Reading: 11/25/2003

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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