

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

File Number: 11-E-03-RZ **Related File Number:**
Application Filed: 9/26/2003 **Date of Revision:**
Applicant: L & M PAPERMILL PARTNERSHIP
Owner:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Kalmia Rd., southeast side Papermill Dr.
Other Parcel Info.:
Tax ID Number: 107 F A 15 **Jurisdiction:** City
Size of Tract: 22500 square feet
Accessibility: Access is via Kalmia Rd., a local street with 50' of right of way and 20' of pavement width, or via Papermill Dr., a major collector street with 40-60' of right of way and 22' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Office space **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with offices, apartments and other residential development under O-3, RP-1 and R-1 zoning.

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

Street: 1316 Kalmia Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: O-3 (Office Park)
Previous Requests: None noted for this property, other properties in the area have been rezoned for office uses.
Extension of Zone: Yes, extension of O-3 from the east and west.
History of Zoning: Other properties along Kalmia Dr. have been rezoned in recent years for office development.

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-3 (Office Park) zoning.

Staff Recomm. (Full): O-3 zoning is a logical extension of zoning from the east and west, and is compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The area on the south side of the intersection of Kalmia Rd. and Papermill Rd. has been in transition from residential to office uses. This proposal continues that trend.
2. O-3 is a logical extension of zoning from the east and west.
3. Office use of this site will be compatible with surrounding development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have minimal impact on the streets and no impact on schools.
3. The effect on surrounding properties will be minimal, as the proposed use is compatible with these properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes Mixed Uses, limited to medium density residential, office and low density residential, for this site.
2. The current Northwest City Sector Plan proposes medium density residential uses for the site, which are similar in impact to office uses. This sector plan is currently being updated by MPC staff, and the current draft is proposing office use for this site.
3. Staff anticipates that the remaining residential-zoned properties on Kalmia Dr. will probably be proposed for office uses in the future.

MPC Action: Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE O-3 (Office Park)

Date of MPC Approval: 11/13/2003

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: 12/9/2003

Date of Legislative Action, Second Reading: 1/6/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other": Postponed 12/23 until 1/6/2004

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: