# **CASE SUMMARY**

**APPLICATION TYPE: REZONING** 



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File Number: 11-I-03-RZ **Application Filed:** 10/9/2003 Applicant: MARA L. HARVEY **Owner:** 

## PROPERTY INFORMATION

General Location:	Northwest side Valley View Dr., southwest of Washington Pike		
Other Parcel Info.:			
Tax ID Number:	59 K A 008	Jurisdiction:	City
Size of Tract:	0.8 acre		
Accessibility:	Access is via Valley View Dr., a minor collector street with 50'	of right of way an	d 19' of pavement width.

**Related File Number:** 

Date of Revision:

## GENERAL LAND USE INFORMATION

Existing Land Use:	Single family dwelling		
Surrounding Land Use:			
Proposed Use:	CPA / Professional Office Density:		Density:
Sector Plan:	East City	Sector Plan Designation:	LDR
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The area near the intersection of Valley View Dr. and Washington Pike has been developed with medical offices, under O-1 zoning. Residential uses are located to the west along Valley View Dr., under R-1 zoning. Commercial development is located to the east across Washington Pike, under C-1 and C-6 zoning.		

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 4419 Valley View Dr

Street:

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:		
Extension of Zone:	Yes, extension of O-1 from the south and east.	
History of Zoning:	MPC approved a One Year Plan Amendment for this property on Oct. 9, 2003 (10-A-03-PA). This request will be heard by City Council in November.	

## PLAN INFORMATION (where applicable)

#### **Current Plan Category:**

### Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

## OTHER INFORMATION (where applicable)

#### Other Bus./Ord. Amend.:

	МРС	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 logical extension of zoning from the south and east, and is compatible with the scale and intensity of the surrounding development and zoning pattern.			
Comments:	<ol> <li>There is office de property to the south</li> <li>O-1 is a logical e</li> <li>The request is compared</li> </ol>	ICATION FOR THE PROPOSAL velopment and a parking lot located acro n, O-1 zoned property to the east and inte xtension of zoning from the south and ea onsistent with the pending One Year Plan site will be compatible with surrounding	erstate right of way located to the north. ast. a approval for office on this property.	
	<ul> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public water and sewer utilities are available to serve the site.</li> <li>The proposal will have no impact on schools and minimal impact on streets. The subject property has convenient access to Washington Pike and I-640. There are plans for improvements to Washington Pike, which will include a realignment of Valley View Dr., to line up with Centerline Dr. to the east across Washington Pike. The current road improvement plans show that the existing Valley View Dr. is to remain open with a connection to Washington Pike. This will have no negative impact on this proposal.</li> <li>The use of this property for office will have a minimal impact on the single family residential uses to the west.</li> </ul>			
	<ul> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. MPC has recommended approval of a One Year Plan amendment to Office for this s with the requested O-1 zoning.</li> <li>2. The East City Sector Plan proposes low density residential use for this site, but prop to the south and east. The adjacent properties to the south and east are zoned O-1 an office by the One Year Plan.</li> <li>3. This request could lead to further office requests to the west along Valley View Dr., a the office extends to the west on the south side of the street.</li> </ul>			
MPC Action:	Approved		MPC Meeting Date: 11/13/2003	
Details of MPC action:				
Summary of MPC action:	APPROVE O-1 (Office, Medical, and Related Services)			
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, Second Reading: 12/23/2003

Ordinance Number:	Other Ordinance Number References:	
Disposition of Case: Approved	Disposition of Case, Second Reading: Approved	
If "Other":	If "Other":	
Amendments:	Amendments:	
Date of Legislative Appeal:	Effective Date of Ordinance:	