

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: 11-K-02-RZ **Related File Number:**
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: RAY DEPUE III
Owner:

PROPERTY INFORMATION

General Location: West side Whittle Springs Rd., north side Adair Dr.
Other Parcel Info.:
Tax ID Number: 70 P C 28, 29, 30 **Jurisdiction:** City
Size of Tract: 1 acre
Accessibility: Access is via Whittle Springs Rd., a minor arterial street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Real estate office **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These properties are within a block of older, single family housing zoned R-2, which is located between two neighborhood commercial areas developed along Whittle Springs Rd. within the C-1 zone.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services) (Pending)
Previous Requests:
Extension of Zone: No
History of Zoning: A One Year Plan amendment for Office was approved at the October MPC meeting. (10-G-02-PA)

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.): APPROVE O-1 (Office, Medical and Related Services) zoning

Staff Recomm. (Full): O-1 zoning is compatible with surrounding residential and commercial zoning and development. The sector plan proposes medium density residential uses for this property.

Comments: A. Need and justification for the proposal;
1. O-1 zoning on these properties will permit a compatible land use in this block of older single family housing designated and zoned for medium density housing that has not developed.
2. O-1 zoning and development are consistent with the use of the parcels to the north and south of the subject property that are zoned for and developed with neighborhood serving commercial businesses. This commercial development has adversely impacted the continued long term single family use of the subject properties.
B Effects of Proposal
1. O-1 zoning of these parcels for office use would not adversely impact the surrounding development or significantly add to the traffic volumes of the area.
2. O-1 zoning would allow conversion of the existing individual residences to office use.
3. The current R-2 zone would permit multi-family development of these properties at up to 24 units per acre.
4. Office uses generate similar traffic volumes, exterior noise, and outside lighting as medium density residential development. Offices, however, are often not in use for part of the day, which would reduce their impact on surrounding, less intense development.
C. Conformity with the General Plan
1. Office use is identified by the General Plan policies as being a suitable transitional use between commercial and low density residential development.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

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

Date of MPC Approval: 11/14/2002 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: 12/10/2002 Date of Legislative Action, Second Reading: 12/24/2002

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: