

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-07-RZ **Related File Number:**
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: RICHARD LYNCH

PROPERTY INFORMATION

General Location: Northeast side Central Avenue Pike, northwest of Woodlawn Dr.
Other Parcel Info.:
Tax ID Number: 69 I A 012 **Jurisdiction:** City
Size of Tract: 0.815 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 26' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rental residences
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: North City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with residential, office and commercial uses, zoned R-2, O-1 and C-3.

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

Street: 4404 Central Avenue Pike
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)
Previous Requests: None noted
Extension of Zone: Yes, extension of O-1 zoning from the northwest
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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): O-1 zoning is an extension of zoning from the northwest, is compatible with surrounding development and is consistent with the One Year Plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. O-1 zoning is appropriate on this site, located along a minor arterial street across from C-3 zoning and I-75 right of way. The site does not face any residential uses.
2. O-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. O-1 zoning is consistent with the One Year Plan, which proposes mixed uses, including office, for the property.
4. O-1 is a logical extension of zoning from the northwest.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in the area to serve the site.
- 2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Central Avenue Pike is classified as a minor arterial street that should be adequate to handle the additional trips that will be generated by this development.
- 3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan proposes medium density residential uses for the site. Office uses are considered similar in intensity to medium density residential uses.
- 2. The City of Knoxville One Year Plan proposes mixed uses, including office, medium density residential and open space for this site, consistent with this proposal.
- 3. This request may generate future requests for office zoning, consistent with the One Year Plan proposal in the area.

MPC Action: Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

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

Date of MPC Approval: 11/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/4/2007

Date of Legislative Action, Second Reading: 12/18/2007

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:

