

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-M-03-RZ **Related File Number:**
Application Filed: 10/14/2003 **Date of Revision:**
Applicant: RACHEL BOUNDS
Owner:

PROPERTY INFORMATION

General Location: Southwest side Millertown Pike, west side Spring Hill Rd.
Other Parcel Info.:
Tax ID Number: 59 M E 009 **Jurisdiction:** City
Size of Tract: 0.74 acres
Accessibility: Access is via Spring Hill Rd., a minor collector street, and Millertown Pike, a minor arterial street, each with 20' pavements within a 40' rights-of-way..

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located on a section of Millertown Pike developed with older residential housing zoned R-1 that has had recent redevelopment occur under C-6 Commercial and O-1 Office zones

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

Street: 2719 Spring Hill 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-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but two other nearby properties were zoned O-1 in 2001. (3-N-01-RZ)

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 consistent with other recent zoning changes that have occurred in the area. The sector plan proposes office uses for this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-1 zoning of this site is consistent and compatible in scale and intensity with surrounding residential, office and commercial zoning and uses
2. The other recent O-1 zonings in the area have developed with office uses.
3. The development of Isaiah's Landing shopping center to the northeast of the site has impacted the residential character of these Millertown Pike properties. An office designation on these properties will allow their reasonable reuse, considering the nearby commercial development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on adjacent residential properties, since office zoning is considered a compatible transitional use with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes office use for this site, consistent with this proposal.
2. This site is located within the Urban Growth Area (Inside the City) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There may be future requests for O-1 zoning in this area, consistent with the sector plan proposal.

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:

12/9/2003

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: