

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

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:** 12-A-09-PA      **Related File Number:** 12-A-09-RZ  
**Application Filed:** 10/19/2009      **Date of Revision:**  
**Applicant:** HUBER PROPERTIES, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side Lonas Dr., northeast side Redsaile Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 I B 009      **Jurisdiction:** City  
**Size of Tract:** 0.5 acres  
**Accessibility:** Access is via Lonas Dr., a major collector street with 19' of pavement width within 50' of right of way, or Redsaile Rd., a local street with 24' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office      **Density:**  
**Sector Plan:** Northwest City      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with residences, businesses, offices and a church under O-1, O-3, C-1 and R-1 zoning.

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

**Street:** 6216 Lonas Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of office designation and zoning from the northwest  
**History of Zoning:** None noted for this property

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** O (Office)

**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.): ADOPT resolution #12-A-09-PA, amending the Knoxville One Year Plan to O (Office) and recommend that City Council also adopt the One Year Plan amendment. (See attached Exhibit A.)

Staff Recomm. (Full): Office uses are appropriate at this location which is surrounded by a mix of commercial, office and residential uses and has access to a major collector street.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:  
 CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN  
 A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.  
 B. ERROR OR OMISSION IN CURRENT PLAN - The plan currently proposes office uses on several nearby properties.  
 C. CHANGES IN GOVERNMENT POLICY - Allowing office use of this site will provide a transitional zoning between commercial to the west and offices to the north and residential to the south. No additional through traffic on residential streets will be generated by this proposal, although Redsaile Rd. may be used to access the site.  
 D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The site is located along a major collector street, near its intersection with a minor arterial street, warranting the more intense land use classification.

Action: Approved

Meeting Date: 1/14/2010

Details of Action:

Summary of Action: O (Office)

Date of Approval: 1/14/2010

Date of Denial:

Postponements: 12/10/09

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/9/2010

Date of Legislative Action, Second Reading: 2/23/2010

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: