# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 12-B-01-RZ Related File Number:

**Application Filed:** 11/15/2001 **Date of Revision:** 

Applicant: BETTY KLINDT

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** North side Rickard Dr., east of Gap Rd.

Other Parcel Info.:

Tax ID Number: 81 A A 15-18 Jurisdiction: City

Size of Tract: 2.3 acres

Accessibility: Access is via Rickard Dr., a local street with 22' of pavement located within the I-640 right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Residences

**Surrounding Land Use:** 

Proposed Use: Business offices Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: These parcels are part of an older residential area that has been impacted by I-640 and abutting

commercial development zoned C-4 and C-6.

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

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: None noted

Extension of Zone: Yes

**History of Zoning:** None noted for this site, but other property in the area has been zoned O-1 and C-6 in recent years.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## 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: kp

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical, and Related Services)

Staff Recomm. (Full): O-1 zoning is consistent with abutting office and commercial zoning, and compatible with the remaining

residences to the northeast. The sector plan proposes office use for this site.

Comments: It is anticipated that other residential property along Rickard Rd. will be reused for offices in the future.

MPC Action: Approved MPC Meeting Date: 12/13/2001

**Details of MPC action:** 

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

Date of MPC Approval: 12/13/2001 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: 1/8/2002 Date of Legislative Action, Second Reading: 1/22/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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