

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: 12-F-07-RZ

Related File Number:

Application Filed: 10/26/2007

Date of Revision:

Applicant: DAVID VELARDE

PROPERTY INFORMATION

General Location: Southeast side Merchant Dr., northeast of Pleasant Ridge Rd.

Other Parcel Info.:

Tax ID Number: 80 J B 018.05

Jurisdiction: City

Size of Tract: 0.93 acres

Accessibility: Access is via Merchant Dr., a major arterial street with 33' of pavement width within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical office

Surrounding Land Use:

Proposed Use: Medical office with employee apartment

Density:

Sector Plan: Northwest City

Sector Plan Designation: Office

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

Neighborhood Context: This property is on the edge of a small commercial node at the intersection of Merchant Dr. and Pleasant Ridge Rd., zoned C-3. Commercial and office uses are to the north, zoned O-1, O-3, A-1 and R-1.

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

Street: 2824 Merchant Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: None noted

Extension of Zone: No, but O-1 zoning is in the area and O-3 zoning is adjacent to the site

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

Variiances 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 is compatible with surrounding development and zoning and will allow the applicant to include a residential unit in the structure.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-1 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning will allow the applicant to include a residential unit within the office structure, as proposed. O-1 is similar in intensity to O-3, but allows residential as a permitted use, while O-3 does not.
3. There are numerous sites in the immediate area that have developed under O-1 and O-3 zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on the school system.
3. The proposal is compatible with the surrounding zoning and will have minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Northwest City Sector Plan and the One Year Plan propose office uses for the site, consistent with this proposal.
2. Approval of this request could lead to future O-1 requests in the area. However the plans do not propose additional non-residential uses outside of sites that are not already zoned for those uses.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

O-1 (Office, Medical and Related Services)

Date of MPC Approval:

12/13/2007

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:

1/15/2008

Date of Legislative Action, Second Reading: 1/29/2008

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: