

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 Office use for this residential structure subject to the following:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knoxville Health Department.
3. Meeting all requirements of the Knoxville Zoning Ordinance.
4. Providing parking as per requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in RP-1 zone, as well as other criteria for approval of a use on review.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools and minimal impact on streets. There will be 2 full-time and 7 part-time employees on site. It is expected that most of the traffic would access the site from Kingston Pike.
3. The proposed use is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. A more detailed site plan of the property will need to be stamped by staff as complying with the conditions of this approval, including a, parking layout for the site, as part of an occupancy permit submittal to the Codes Department.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The RP-1 and RP-2 District permit consideration of one acre of commercial or office use per 100 residential units within developments greater than 20 acres in size. This site is part of a 45 acre site that was zoned RP-1 and RP-2 and developed by the Testermans in the early 1970's with apartments, townhouses and single family lots. In 1993 an office use within a planned residential district was approved for the property at 320 Cheshire Dr., across Cresthill Dr. from this site. This request will extend that office area to include this lot. With the conditions of the approval, the proposal meets all requirements of the RP-1 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review, being on the edge of a neighborhood adjoining both multi-family and office uses.
2. The proposed use is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) for the subject parcel, with LDR and MDR uses on other surrounding properties.
2. The West City Sector Plan proposes medium density and low density residential uses for this area.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

- Details of MPC action:**
1. Meeting all applicable requirements of the Knoxville Department of Engineering.
 2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
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With the conditions noted above, this request meets all requirements for approval in RP-1 zone, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE Office use for this residential structure subject to the following: (APPEALED BY DEAN HILL NEIGHBORHOOD ASSOCIATION 2/20/2007)

Date of MPC Approval: 2/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 2/20/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/27/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: