

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 3-A-03-SP **Related File Number:** 3-I-03-RZ
Application Filed: 2/10/2003 **Date of Revision:**
Applicant: NIELSON CHIROPRACTIC
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side Cunningham Rd., west side Rollins Rd.
Other Parcel Info.:
Tax ID Number: 38 K B 22 **Jurisdiction:** County
Size of Tract: 0.34 acre
Accessibility: Access is via Cunningham Rd., a major collector street with 22' of pavement within a 50' right-of-way and Rollins Rd., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This lot is part of a residential subdivision that has developed under RB zoning.

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

Street: 3633 Cunningham Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: OA (Office Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

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

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.): DENY O (OFFICE) designation for this site

Staff Recomm. (Full): Office use of this property is not consistent with the surrounding single family residential development pattern and would not be compatible with the sector plan proposal for continued low density residential uses in the area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The site is developed with a residence and has been used for residential purposes continuously in conformance with the property's RB zoning.
2. The site is located at the intersection of a collector and a local street and is surrounded by residential uses.
3. The site is located at the edge of a residential subdivision directly across from residential uses developed under Agricultural zoning.
4. The site is no less desirable for continued residential use than surrounding residential properties.

THE EFFECTS OF THE PROPOSAL

- 1. Additional traffic congestion on Cunningham Rd. could result from vehicles slowing, stopping and turning to enter or leave a medical office on the site.
2. Additional office zoning requests for adjacent properties could result from this property being zoned OA for a chiropractic office.
3. OA zoning would introduce office use in the middle of residential land uses and an RB and Agricultural zoning pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Office designation and OA zoning are not consistent with the current North County Sector Plan designation of Low Density Residential use for this area.
2. OA zoning of this site is not consistent with the General Plan policy of locating non-residential zones directly facing each other.

MPC Action: Denied

MPC Meeting Date: 3/13/2003

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial: 3/13/2003

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

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: