

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: 3-J-08-RZ **Related File Number:**
Application Filed: 2/11/2008 **Date of Revision:**
Applicant: CAMBRIDGE DEVELOPMENT

PROPERTY INFORMATION

General Location: South side Western Ave., west side Tennessee Ave.
Other Parcel Info.:
Tax ID Number: 94 A J 003,012-014 OTHER: 094HA001&001.01 **Jurisdiction:** City
Size of Tract: 12 acres
Accessibility: Access is via Western Ave., a minor arterial street where it is still a two lane section with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Government office building **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI and SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This undeveloped site is part of a light industrial area that has been developed under I-3 zoning

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: O-2 (Civic and Institutional)
Previous Requests: None noted
Extension of Zone: No
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

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 O-2 (Civic and Institutional) zoning

Staff Recomm. (Full):

O-2 zoning is less intensive than the current I-3 zoning of the site and allows more compatible uses for the adjacent R-1A zoned residential uses to the east than the current I-3 zone.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O-2 proposal is compatible with the scale and intensity of the surrounding land use and zoning pattern.
2. The O-2 proposal is a less intensive zone than the existing I-3 zoning and would provide more protection from incompatible development to the adjacent residential property to the east across Tennessee Ave.
3. The O-2 zone is a more appropriate, less intensive zone for the portions of these parcels that are subject to steep slopes.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes Public uses for the site, consistent with the O-2 (Civic and Institutional) zoning proposal.
2. The Central City Sector Plan proposes light industrial uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 3/13/2008

Details of MPC action:

Summary of MPC action:

O-2 (Civic and Institutional)

Date of MPC Approval:

3/13/2008

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:

4/8/2008

Date of Legislative Action, Second Reading: 4/22/2008

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: