

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-N-01-RZ

Related File Number:

Application Filed: 2/5/2001

Date of Revision: 6/21/2002

Applicant: ENNIS MILLS

Owner:

PROPERTY INFORMATION

General Location: Southeast side Millertown Pk., northeast side Amelia Rd.

Other Parcel Info.:

Tax ID Number: 59 M E 7

Jurisdiction: City

Size of Tract: 0.59 acres

Accessibility: Current access is via Amelia Rd., a local street with 40' of right of way and 22' of pavement width. The property could also be accessed from Millertown Pk., a minor arterial street with 40' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family dwelling

Surrounding Land Use:

Proposed Use: Insurance office

Density:

Sector Plan: East City

Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area (inside City limits)

Neighborhood Context: This area has been developed with residential uses under R-1 zoning. Commercial uses are developed to the northeast around the I-640 interchange under C-1, C-3 and C-6 zoning.

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

Street: 4800 Millertown Pike

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: OYP update for 2002 changed the designation for mixed use limited to office or LDR.

Extension of Zone: No

History of Zoning: The City of Knoxville One Year Plan update for 2002 changed the designation of this property to mixed use, limited to office or low density residential.

PLAN INFORMATION (where applicable)

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: Michael Brusseau

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

Staff Recomm. (Full): The requested zoning is consistent with the One Year Plan designation for the property, and the location along an arterial street is suitable for office development. The East City Sector Plan proposes office use for this property.

Comments: The applicant is proposing to convert the existing dwelling on the site for use as an insurance office. The recently approved City of Knoxville One Year Plan and East City Sector Plan updates have changed the designations for this site to allow for office zoning. Office uses would be compatible with the scale and intensity of the surrounding land use and zoning pattern. The current Transportation Improvements Program (TIP) proposes the widening of this section of Millertown Pike to a five-lane section with center turn lane beginning in 2003.

This request was tabled at the March 8, 2001 MPC meeting. The tabling allowed for the East City Sector Plan and One Year Plan updates to be completed prior to hearing this zoning request. At the applicant's request, MPC untabled the request at the June 13, 2002 meeting.

MPC Action: Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

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

Date of MPC Approval: 7/11/2002

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: 8/6/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: