# CASE SUMMARY

#### APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number:4-A-02-PARelated File Number:Application Filed:3/4/2002Date of Revision:Applicant:KELLY R. COLEMAN LAWSON

Owner:

#### PROPERTY INFORMATION

General Location:	Southeast side Hinton Dr., northeast of Western Ave.		
Other Parcel Info.:			
Tax ID Number:	93 F A 3	Jurisdiction:	City
Size of Tract:	1.64 acres		
Accessibility:	Access is via Hinton Dr., a local street with 26' of pavement width and 50' of right of way.		

4-A-02-RZ

### GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Any use permitted by O-1 zoning		Density:
Sector Plan:	Northwest City	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Urban Growth Area (In	side City Limits)	
Neighborhood Context:	The properties along this section of Hinton Dr. have been developed with residential and office uses under R-1 and O-1 zoning, with C-3 and C-4 zoned commercial uses developed at the intersection with Western Ave.		

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

Street:

4408 Hinton Dr

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:	None noted for this site, but other property in the area has been zoned O-1 in recent years.
Extension of Zone:	Yes. Extension of O designation from the northwest.
History of Zoning:	None noted for this site, but other property in the area has been zoned O-1 in recent years.

#### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)



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## 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 (Office	e) One Year Plan designation.		
Staff Recomm. (Full):	The Office designation for this site is a logical extension of the office designation from the northwest and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.			
Comments:	The Northwest City Sector Plan designates this site for low density residential uses. This site has commercial use to the rear and office uses across the street. This area is in transition to office uses. Although the property to the southwest (parcel 2) will be left as low density residential, it already has non-residential uses on three of four sides. Additional zoning changes may be necessary in the future to provide a desirable zoning pattern. It is anticipated that parcel 2 will be designated for office at some point in the future.			
MPC Action:	Approved		MPC Meeting Date: 4/11/2002	
Details of MPC action:				
Summary of MPC action:	APPROVE O (Office)			
Date of MPC Approval:	4/11/2002	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:	5/14/2002	Date of Legislative Action, Second Reading: 5/28/2002		
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:		