

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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www.knoxmpc.org

File Number: 4-A-05-RZ **Related File Number:** 4-A-05-PA
Application Filed: 1/7/2005 **Date of Revision:**
Applicant: CARL LANSDEN
Owner:

PROPERTY INFORMATION

General Location: Northwest side Asheville Hwy., west side Nokomis Rd.
Other Parcel Info.:
Tax ID Number: 71 J F 028, 02801 **Jurisdiction:** City
Size of Tract: 1.26 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Bank and/or professional offices **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 5315 Asheville Hwy
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
Extension of Zone:
History of Zoning:

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.): DENY O-1 (Office, Medical & Related Services) zoning, based on the recommended denial of the associated One Year Plan Amendment.

Staff Recomm. (Full): O-1 zoning would allow an intrusion of office uses into an established, R-1 zoned residential neighborhood.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is not compatible with the scale and intensity of the surrounding residential development and R-1 zoning.
2. The subject property is located within a residential section, bounded by I-40, Asheville Hwy., Nokomis Rd. and S. Chilhowee Dr., that is entirely zoned R-1 and developed with single family dwellings.
3. The proposed plan amendment and rezoning for office uses would be an intrusion into an established neighborhood.
4. If approved, this proposal may set a precedent to allow future non-residential plan amendment and zoning requests which could negatively impact the neighborhood.

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 requests are not compatible with surrounding development and will have a negative impact on the established residential neighborhood.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With approval of the requested amendment to office for this site, the requested O-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The East City Sector Plan proposes low density residential 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.
4. This request may lead to future One Year Plan and rezoning requests for office uses on adjacent residential properties in this area, especially properties with frontage on Asheville Hwy.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 7/14/2005

Details of MPC action: WITHDRAW at the request of the applicant.

Summary of MPC action: Withdrawn

Date of MPC Approval: Date of Denial: Postponements: 4/14/2005

Date of Withdrawal: 7/14/2005 Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: 5/10/2005 Date of Legislative Action, Second Reading: 5/24/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: