

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-B-04-PA                      **Related File Number:** 4-B-04-RZ  
**Application Filed:** 3/10/2004              **Date of Revision:**  
**Applicant:** SCOTT SHERROD  
**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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** Southwest side Camelia Rd., southeast of Merchant Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 L A 009                      **Jurisdiction:** City  
**Size of Tract:** 0.46 acres  
**Accessibility:** Access is via Camelia Rd., a local street with 22' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Insurance office                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Office and LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of a transition area between the commercial development along Merchant Dr. and the residential housing along Camelia Rd. to the southeast zoned R-1A.

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

**Street:** 5121 Camelia Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** Property was denied O and O-1 zoning in 2001.  
**Extension of Zone:** Yes  
**History of Zoning:** Property was denied O/O-1 in 2001 (7-A-01-PA/7-E-01-RZ)

### 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.): APPROVE O (Office) designation

Staff Recomm. (Full): The inclusion of this lot with the two lots to the northwest will establish an office transition from the commercial center across Camelia to the northeast and the residential uses to the west and southwest. The sector plan proposes low density residential use for this site with office use to the northwest.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Property adjoining the subject parcel is zoned C-3. The proposal will allow the property to be used for appropriate office uses.
2. O-1 zoning is a logical transition from commercial zoning and development across Camelia Rd. to the northeast. This transition can be enhanced with the addition of the two parcels to the northeast for office uses.
3. Development permitted under O-1 zoning is compatible with the scale and intensity of the surrounding residential and commercial development and zoning pattern.

## THE EFFECTS OF THE PROPOSAL

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

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes low density residential uses for this site.
2. The site is located within the Urban Growth Area (inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to similar requests for office or commercial uses in the future as other adjacent properties along Camelia Rd. are redeveloped.

If approved, this item will be forwarded to Knoxville City Council for action on May 11 and 25, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 4/8/2004

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: 5/25/2004

Date of Legislative Action, Second Reading: 6/8/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 5/11/2004

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: