

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-B-05-PA **Related File Number:** 4-B-05-RZ
Application Filed: 3/15/2005 **Date of Revision:**
Applicant: CARL LANSDEN
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

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PROPERTY INFORMATION

General Location: Northwest side E. Inskip Dr., northeast of Central Avenue Pike
Other Parcel Info.:
Tax ID Number: 68 L F 050 **Jurisdiction:** City
Size of Tract: 0.32 acre
Accessibility: Access is via E. Inskip Dr., a major collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of an older residential area that developed under R-2 zoning and has been impacted in recent years by commercial rezoning and development along Central Ave. and E. Inskip Dr.

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

Street: 103 E Inskip Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: A neighborhood study and general rezoning were done for this area in 1998, (10-I-98-PA/10-JJ-98-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):

An office designation will provide a compatible transitional use between the neighborhood commercial uses to the southwest and the residential uses to the northeast. The One Year Plan proposes low density residential use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Office designation and O-1 zoning are compatible with the scale and intensity of the surrounding neighborhood commercial land uses and C-1 zoning pattern that includes a restaurant and beauty shop with associated required parking located on the west side of this site.
2. This site and the surrounding property between Central Ave. and the railroad right-of-way and E. Inskip Dr. and Shasta Dr. were part of a North City Sector Plan amendment and general rezoning consideration in 1998. As a result of the study, several properties in the immediate area were rezoned from R-2 to R-1 to protect the existing single family housing. This property was left R-2. The requested O-1 zone permits uses similar in intensity to the present R-2 zone, and compatible with adjoining uses.
3. Office designation and O-1 zoning of this site will provide a compatible transitional use between the neighborhood commercial uses and C-1 zoning to the southwest, and the single family neighborhood to the northeast, down zoned from R-2 to R-1 in 1998.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties. The R-2 zone is comparable to the O-1 zone in terms of the scale and intensity of permitted uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan now proposes low density residential uses for this parcel. This amendment will place Office designation on this parcel.
2. The North City Sector Plan proposes low density residential uses for this parcel, although it faces neighborhood commercial uses.
3. Staff would anticipate receiving similar zoning requests in the future in this neighborhood to continue the transition to office uses.

MPC Action:

Denied

MPC Meeting Date: 4/14/2005

Details of MPC action:

DENIED O (OFFICE)

Summary of MPC action:

DENY O (Office) designation

Date of MPC Approval:

Date of Denial: 4/14/2005

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: