

# 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:** 4-C-03-RZ                      **Related File Number:** 4-A-03-PA  
**Application Filed:** 2/24/2003              **Date of Revision:**  
**Applicant:** HICKEY, DONNELL, MCMAHAN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Nightingale Ln., west of Weisgarber Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 M C 14,15, 16                      **Jurisdiction:** City  
**Size of Tract:** 5.17 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Office complex                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1E (Single Family Exclusive 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.): APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 is a logical extension of zoning from the east and will allow more appropriate uses than residential for properties fronting the interstate.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The parcels have interstate frontage. Office uses are more appropriate than residential uses at this location because of the negative impacts of the interstate such as traffic noise and view.
2. The Office designation and O-1 zoning are logical extensions from the east.
3. Office uses under O-1 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern. Medium density residential development is located within 500 feet to the north and east of the subject property.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The impact to the street should be minimal, especially when the current improvements being made at the intersection of Nightingale Ln. and N. Weisgarber Rd. are completed. Nightingale Lane's pavement width is marginal at 17-18', but it widens heading east and is sufficient to support office development at this location. Widening the pavement width west to the end of the office development would be desirable.
3. Office uses at this location will cause no impact to schools.
4. The effect on adjacent properties will be minimal as the property backs up to the interstate and is west of apartment development on the north side of Nightingale Ln.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest City Sector Plan proposes office uses for this site, consistent with the proposal.
2. The Office One Year Plan designation is a logical extension from the east.
3. Staff anticipates receiving future requests for office uses further west on the south side of Nightingale Ln., an area proposed in the sector plan for office uses.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:

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

Date of MPC Approval: 4/10/2003 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: 5/13/2003 Date of Legislative Action, Second Reading: 5/27/2003

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:**