CASE SUMMARY

APPLICATION TYPE: REZONING

File Number:4-E-01-RZRelated File Number:Application Filed:3/6/2001Date of Revision:Applicant:DUCK RIVER PROPERTIES, LLCOwner:

KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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PROPERTY INFORMATION

 General Location:
 Southwest side of Kalmia Rd., south of Papermill Dr.

 Other Parcel Info.:
 Jurisdiction: City

 Tax ID Number:
 107 F A 11.01, 12
 Jurisdiction: City

 Size of Tract:
 1.25 acres

 Accessibility:
 Access is via Kalmia Dr., a local street with 21' of pavement width and 50' of right of way. Papermill Dr., which is 120' from the subject property, is a major collector street with 22' of pavement width and 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence.			
Surrounding Land Use:				
Proposed Use:	Medical / professional offices.		Density:	
Sector Plan:	Northwest City	Sector Plan Designation:	Medium Density Residential	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	This area has been developed with a mix of office, single family residential and multi-family residential uses.			

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

1309 Kalmia Rd.

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Single Family Residential)	
Former Zoning:		
Requested Zoning:	O-3 (Office Park)	
Previous Requests:	None noted.	
Extension of Zone:	Yes. Extension of O-3 zoning to the north and west.	
History of Zoning:	None noted.	

PLAN INFORMATION (where applicable)

Current 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:	MAB						
Staff Recomm. (Abbr.):	APPROVE O-3 (Off	ice Park).					
Staff Recomm. (Full):	O-3 zoning is a logical extension of the O-3 to the north and west and is compatible with surrounding land uses and zoning designations.						
Comments:	The Northwest City Sector Plan proposes medium density residential uses for this property. Office uses are of similar intensity to medium density residential development. The O-3 zoning district has provisions that allow for compatibility with adjacent residential uses.						
MPC Action:	Approved		MPC Meeting Date: 4/12/2001				
Details of MPC action:							
Summary of MPC action:	APPROVE O-3 (Office Park)						
Date of MPC Approval:	4/12/2001	Date of Denial:	Postponements:				

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	City Council		
Date of Legislative Action:	5/15/2001	Date of Legislative Action, Second Reading:	5/29/2001
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:	