

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-E-03-RZ **Related File Number:**
Application Filed: 2/26/2003 **Date of Revision:**
Applicant: CAREY HOOK
Owner:

PROPERTY INFORMATION

General Location: Northwest side Chambliss Ave., southwest of N. Forest Park Blvd.
Other Parcel Info.:
Tax ID Number: 107 K H 34 **Jurisdiction:** City
Size of Tract: 0.17 acre
Accessibility: Access is via Chambliss Ave., a local street with 50' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Business office **Density:**
Sector Plan: West City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood was developed with single family dwellings under R-1 zoning, but numerous properties have been rezoned O-1 for transition to office use.

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

Street: 4861 Chambliss Ave
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: Other properties have been rezoned from R-1 to O-1 in recent years.
Extension of Zone: Yes. Extension of O-1 from the southwest and north.
History of Zoning: Numerous other properties in this area have been rezoned O-1 in recent years.

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 north and southwest, is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the One Year Plan and Sector Plan proposals for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This neighborhood is in transition to office uses, as demonstrated by the numerous zoning changes to O-1 in recent years.
2. O-1 is a logical extension of zoning from the north and southwest.
3. O-1 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools, and the impact to streets will be minimal.
3. Numerous properties in this area have been rezoned to O-1 to be used for office purposes.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to low and medium density residential or office uses for this site.
2. The West City Sector Plan proposes office uses for this site.
3. Staff anticipates receiving future requests for office zoning in this neighborhood, continuing the transition from residential to 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: