

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-G-01-PA **Related File Number:**
Application Filed: 3/13/2001 **Date of Revision:**
Applicant: STEVEN E. BROCK, DDS
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
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side Mars Hill Rd., south of Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 119 D D 3 **Jurisdiction:** City
Size of Tract: 3.6 acres
Accessibility: Access is via North Gallaher View Rd., a minor arterial street with a five-lane cross section in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Professional /medical office space **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is on the western edge of the West Hills neighborhood which has developed under R-1E zoning. The new North Gallaher View Road right-of-way is located to the west.

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

Street: 645 Mars Hill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural), R-1E(Single Family Exclusive) & F-1 (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space), LDR (Low Density Residential)(R-1E) & F (Floodway)
Requested Plan Category: O (Office) & F (Floodway)

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.):

DENY One Year Plan Amendment, because of the following:

Staff Recomm. (Full):

1. The recently completed Walker Springs/Mars Hill Road Corridor Study recommends low density residential and stream protection for this property.
2. Under the corridor study, the property could be zoned RP-1 at 1 - 6 dwelling units per acre. This increases the range of uses permitted, compared to the current R-1E zoning.
3. Rezoning this property would likely result in similar applications from other property owners in the corridor.
4. The new connector road (North Gallaher View Road) parallels a stream corridor with flooding problems, which would be made worse if the remaining vacant land and residential properties were developed as offices.
5. Additional traffic from office development would diminish the traffic carrying function of the new connector.

Comments:

The Walker Springs/Mars Hill Road Corridor Study addressed land use impacts related to the completion of the new North Gallaher View Road and the redefinition of the Ten-Mile Creek Floodway, based on a study completed by Knox County. This request was postponed to allow completion of the study. The corridor study recommended that this site be designated for low density residential development and stream protection. If this and other properties in the corridor were developed with offices, the traffic carrying capacity of North Gallaher View Road would be diminished and this portion of the Ten-Mile Creek floodway would be negatively impacted. The range of uses for the subject property would be increased if the property were zoned to RP-1 at 1-6 dwelling units per acre.

This subject property is also occupied by the Thomas J. Walker House, a two story, four-bay brick hall and parlor house, which is listed on the National Register of Historic Places. This structure is an outstanding vernacular example of the Federal period. The unique design characteristics of this house make it important that the structure be protected. Regardless of the property's base zoning, the house and grounds should be designated with a Historic plan designation and protected with an H-1 Historic Overlay zone. The property owner should be encouraged to restore the property as a valuable historic resource for the community.

MPC Action:

Denied

MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action:

DENY O (Office)

Date of MPC Approval:

Date of Denial: 3/14/2002

Postponements: 4/12/01-2/14/02

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 4/1/2002**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

City Council

Date of Legislative Action:

4/30/2002

Date of Legislative Action, Second Reading: 6/11/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Denied

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Appeal denied. MPC denial stands.

Effective Date of Ordinance: