

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT ONE YEAR PLAN AMENDMENT

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-H-06-PA
Application Filed: 3/10/2006
Applicant: NORMAN SHAW

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Asheville Hwy., southwest of Grata Rd.
Other Parcel Info.:
Tax ID Number: 71 J L 024 **Jurisdiction:** City
Size of Tract: 1.07 acres
Accessibility: Access is via Asheville Hwy., a 4-lane, median divided, major arterial highway.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This undeveloped lot is located at the front of a residential subdivision and adjacent to apartments. Zoning in the area is R-1, R-2, O-1 and C-3.

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

Street: 4815 Asheville Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: O (Office)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 mixed Use (LDR/O) designation limited to R-1,R-1A, R-1E and O-3 zones

Staff Recomm. (Full):

This mixed use designation should ensure that any rezoning of this site will be limited to uses compatible in scale and intensity to the surrounding development pattern. The sector plan proposes office development, which is consistent with the staff recommendation.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O proposal is compatible with the sector plan proposal for this site while the staff recommended MU (O/LDR) designation is consistent with both the current zoning and the zoning, scale and intensity of the surrounding residential development and R-2, O-1, C-3 and R-1 zoning.
2. The subject property is located within an LDR designated area adjacent to MDR designated property to the west and single family dwellings to the east.
3. The requested office plan amendment would allow rezoning to O-, which would permit a scale and range of uses that could be an intrusion into an established neighborhood. The staff recommended MU (LDR/O) limited to R-1E,R-1A,R-1 and O-3 zoning would limit the range and scale of potential uses.
4. Any approval will set a precedent to allow additional non-residential plan amendments and rezoning requests for properties fronting on Asheville Hwy. The zones and uses permitted should provide a transition into the residential development and not negatively impact the neighborhood.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The One Year Plan recommendation would have a minimal impact on streets and no impact on schools.
3. The MU (LDR/O) recommendation is compatible with adjoining residential development and will have a minimal impact on the established housing not fronting on Asheville Hwy.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the recommended MU(LDR/O) amendment or the requested O designation, O-3 zoning would be consistent with the City of Knoxville One Year Plan.
2. The East City Sector Plan proposes office uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future One Year Plan and rezoning requests for Office uses on adjacent residential properties in this area, especially properties with frontage on Asheville Hwy.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action:

Withdrawn

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

3/12/2009

Withdrawn prior to publication? Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading: 4/21/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: