

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-I-04-PA **Related File Number:** 4-S-04-RZ
Application Filed: 3/22/2004 **Date of Revision:**
Applicant: CHEROKEE HEALTH SYSTEMS
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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F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Western Ave., northwest side Twenty-First St.
Other Parcel Info.:
Tax ID Number: 94 J E 010 **Jurisdiction:** City
Size of Tract: 2.7 acres
Accessibility: Access is via Western Ave., a 5 lane major arterial street, and News Sentinel Dr. and Twenty-First St., both local streets, with 26' of pavement within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 52,000 sq. ft. medical office **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of light industrial and retail businesses that have developed under I-3, I-2, C-3 and C-4 zones.

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

Street: 905 N Twenty First St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services), I-3 (General Industrial) and R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: MU (Mixed Uses) (LI/GC/O)

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.):

APPROVE MU (LI/GC/O) for this site

Staff Recomm. (Full):

Mixed use commercial, light industrial and office uses are compatible with surrounding development and zoning. The sector plan proposes light industrial use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The surrounding properties are zoned I-3, C-3 and R-2 and developed with light industrial, commercial and related uses between Western Ave., and Middlebrook Pike. The C-3 zoning will allow this site to be developed with a medical office and have two wall signs on the property.
2. C-3 zoning is compatible with the surrounding I-3, I-2, C-4 and C-3 zoning and development pattern.
3. Development permitted under C-3 zoning is compatible with the light industrial and commercial uses on the surrounding properties.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Sector Plan proposes light industrial use for this site. The requested Mixed Use One Year Plan amendment will permit C-3 as one of the appropriate zones.
2. The site is located within the Urban Growth Area (Inside the City) of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on May 11 and 25, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action:

Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action:

APPROVE MU (Mixed Uses) (LI/GC/O)

Date of MPC Approval:

4/8/2004

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:

5/11/2004

Date of Legislative Action, Second Reading: 5/25/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: