

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 Mixed Use (Office /Open Space) Designation, limited to O-1 zoning for office uses.
(Applicant requested O (Office))

Staff Recomm. (Full): Mixed Use (Office/Open Space) designation will permit appropriate portions of the property to be rezoned from R-2 Residential to O-1 and continue to be used as a radio and TV Studio as it has been used for the past 20 years. Because of the steep terrain that characterizes this site, the subsequent zoning of the property should be limited to only portions of the site developed with the existing radio and TV studio.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The subject property is developed with a radio and television studio and related facilities, including towers for the station. Major renovation to the building occurred in the 1990's, and additional adjacent properties have been acquired in recent years. The recommended Mixed Use designation will allow the property to be zoned O-1, continue to be used as it has been in the past, and proceed with some incidental improvements, including additional parking spaces on added portions of the site. This would not qualify as a non-conforming use for the purpose of a building or use extension under the requirements of the zoning ordinance.
2. The Mixed Use designation on the One Year Plan is compatible with the use of the property and of similar intensity to the permitted uses allowed under the current R-2 zoning of this, and surrounding properties.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The Mixed Use designation to accommodate the current use will have a minimal impact on streets and no impact on schools.
3. The Mixed Use designation is similar in use intensity to the surrounding R-2 zoning and land uses that include apartment development to the north of the site along I-640. O-1 zoning of this site will have minimal impact on adjacent properties since it is being done to accommodate the present use.
4. Much of the site has areas of steep slope that are not developable and should be protected, regardless of the zoning on the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and sector plan proposes low density residential, medium density residential use and slope protection for this site .
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not lead to additional similar requests because a city park is located on much of the adjacent properties, and other privately owned property in the area to the north and east has recently developed under R-2 zoning. Additionally, much of the area is unsuitable for development due to steep slopes.

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 Mixed Use (Office /Open Space) limited to O-1 zoning

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: