

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-O-06-RZ **Related File Number:**
Application Filed: 3/6/2006 **Date of Revision:**
Applicant: MAUREEN HINDS
Owner:

PROPERTY INFORMATION

General Location: Northwest side Chambliss Ave., west side Lebanon St.
Other Parcel Info.:
Tax ID Number: 107 K F 012 **Jurisdiction:** City
Size of Tract: 0.26 acres
Accessibility: Current access is via Lebanon St., a local street with 18' of pavement width within 40' of right of way. The residence fronts on Chambliss Ave., a local street with 22' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: West City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located on the edge of a neighborhood that is developed with residential dwellings, some of which are being used for office or multi-family purposes. The neighborhood has been in transition to office uses and is currently zoned O-1, R-1 and R-2.

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

Street: 4601 Chambliss Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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 zoning for this parcel continues the transition of this neighborhood to office zoning and uses.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties in the immediate area have been rezoned from R-1 and R-2 to O-1 in the past to use existing houses for office purposes.
3. O-1 zoning allows uses of similar or lesser intensity as the surrounding multi-family and neighborhood commercial uses and zoning, and this proposal continues the trend of O-1 rezonings in this neighborhood.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to office, medium density residential and low density residential uses, consistent with this proposal.
2. The West City Sector Plan and the Bearden Village Opportunities Plan propose mixed uses for these two parcels, consistent with this proposal.
3. Staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office uses.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: Approval of O-1 (Office, Medical & Related Services) zoning

Date of MPC Approval: 4/13/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/23/2006

Date of Legislative Action, Second Reading: 6/6/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 5/9/06

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: