

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

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File Number: 4-W-04-RZ **Related File Number:**
Application Filed: 3/8/2004 **Date of Revision:**
Applicant: STEVE BAILEY AND MARGARET DICKSON
Owner:

PROPERTY INFORMATION

General Location: Northwest side Midland Ave., east side Staub St.
Other Parcel Info.:
Tax ID Number: 107 N D 011 **Jurisdiction:** City
Size of Tract: 0.37 acre
Accessibility: Access is via Staub St., a local street with 30' of right of way and 15' of right of way, or via Midland Ave., a local street with 50' of right of way and 17' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office uses **Density:**
Sector Plan: West City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood was developed with residential uses under R-2 zoning, but over the years, many residences have been converted for office uses under O-1 zoning.

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

Street: 3997 Midland 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: Yes, extension of O-1 from the north and east.
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 is a logical extension of zoning from the north and east and continues the transition to office zoning in this neighborhood.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-1 zoning is compatible with the surrounding development and zoning pattern.
2. O-1 is a logical extension of zoning from the north and east.
3. Parcels in this neighborhood have been gradually rezoned to O-1 over the years. The subject property is one of two parcels on this block still zoned R-2.
4. Medium density residential uses allowed under R-2 zoning, such as apartments, are similar in intensity to uses permitted under O-1.

THE EFFECTS OF THE PROPOSAL

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have no impact on schools and minimal impact on streets.
3. The proposal will have minimal impact on adjacent residences because they are already zoned O-1. A golf course is located to the west of this site and both large and small scale offices are located in the immediate neighborhood.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to office and medium density residential, for this site, consistent with this proposal.
2. The West City Sector Plan proposes mixed uses for this site, consistent with this request.
3. Staff would anticipate that the last remaining R-2 zoned parcel on this block will be requested for O-1 zoning at some point in the future.

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 and MPC decision in the City.

MPC Action: Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

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

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: