

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: 5-G-07-RZ

Related File Number:

Application Filed: 3/30/2007

Date of Revision:

Applicant: TIM PAGE

PROPERTY INFORMATION

General Location: Northwest side Gap Rd., south side I-640

Other Parcel Info.:

Tax ID Number: 80 E E 009&010

Jurisdiction: City

Size of Tract: 2.45 acres

Accessibility: Access is via Gap Rd., a major collector street with 19-23' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Medical clinic

Density:

Sector Plan: Central City

Sector Plan Designation: Office and Medium Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed primarily with residential uses under R-1 or R-2 zoning. However, there is some O-3, C-3 and O-1 zoning in the area.

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

Street: 4039 Gap Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) and R-1 (Low Density 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:

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 and Related Services) zoning.

Staff Recomm. (Full):

O-1 zoning is compatible with surrounding development and zoning and is consistent with the sector and one year plan proposals for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. O-1 is an appropriate zone for this site, which is located between Gap Rd. and the end of the I-640 off ramp.
3. The proposal is consistent with the One Year Plan and sector plan proposals for these sites.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools. The impact to streets should be minimal. Gap Rd. is a major collector street, capable of handling any additional trips that this rezoning may generate.
3. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes medium density residential and office uses for the site, consistent with this proposal.
2. The Central City Sector Plan proposes medium density residential and office uses for the site, consistent with this proposal.
3. This request may generate additional requests for office zones in this area in the future.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

O-1 (Office, Medical and Related Services)

Date of MPC Approval:

5/10/2007

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:

6/5/2007

Date of Legislative Action, Second Reading: 6/19/2007

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: