CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-K-01-RZ Related File Number:

Application Filed: 5/10/2001 **Date of Revision:**

Applicant: PAUL M. HEBENSTREIT

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southwest side of Suburban Rd., south of Kingston Pk.

Other Parcel Info.:

Tax ID Number: 119 M C 004 Jurisdiction: County

Size of Tract: 0.562195 acres

Access is via Suburban Rd., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Dental Office Density:

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This undeveloped site is part of the Suburban Hills subdivision that has developed under RAE zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RAE (Single Family Exclusive)

Former Zoning:

Requested Zoning: OA (Office Park)

Previous Requests: No Extension of Zone: Yes

History of Zoning: None noted for this site, but the adjacent OA zone was approved in 1978.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: KP

Staff Recomm. (Abbr.): DENY OA (Office Park) zoning.

Staff Recomm. (Full): The established OA/RAE zoning boundary provides a consistent and logical stopping point for the office

uses along Suburban Rd. Adding this lot to the OA zone would create an intrusion into the residential lot pattern along this road which extends to the southeast. The sector plan proposes low density residential

use for this lot.

Comments: Further encroachment of office uses into the neighborhood would adversely impact the area's

residential character with additional traffic, and increased lighting and noise from non-residential uses.

The property is bordered on three sides by residential uses.

MPC Action: Denied MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action: DENY OA (Office Park)

Date of MPC Approval: Date of Denial: 6/14/2001 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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