CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-L-04-RZ Related File Number:

Application Filed: 5/10/2004 Date of Revision:

Applicant: SOUTH CENTRAL COMMUNICATIONS, CORP.

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northwest side Freemason St., east side Sharps Ridge Memorial Park Dr.

Other Parcel Info.:

Tax ID Number: 69 K B 021, 036 Jurisdiction: City

Size of Tract: 25.64 acres

Accessibility: Access is via Sharps Ridge Memorial Park Dr., a local street with 20' of pavement within a 40' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: TV and radio station

Surrounding Land Use:

Proposed Use: TV and radio station Density:

Sector Plan: Central City Sector Plan Designation:

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

Neighborhood Context: This site is within an area of older residences and newer apartments zoned R-2 and adjacent to Sharps

Ridge Memorial Park, which is zoned OS-1.

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

Street:

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: One Year Plan Amendment was approved on 4/8/04 (4-J-04-PA).

Extension of Zone: No

History of Zoning: None noted, but a restricted One Year Plan for limited office use and slope protection was approved for

this site in May, 2004. (4-J-04-PA)

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O-1 zoning for the existing facilities and a 2 acre area surrounding those facilities.

APPROVE OS-1 (Open Space) for the remainder of the site

Staff Recomm. (Full): O-1 zoning of this area will bring the existing facilities under a zone that permits the present use and

allow some small area for expansion. City Engineering will need to approve and monitor any work within the steep slope portion of the site, which is the majority of the property. OS-1 zoning will protect the

steeper grades, which cover the majority of the site, from intensive development.

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 O-1 zoning will acknowledge the developed property, allow it to continue to be used as it has been in the past, and permit the business to proceed with some incidental improvements, including additional parking spaces on added portions of

2. O-1 zoning 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 property.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. O-1 zoning will accommodate the current use and will have a minimal impact on streets and no impact on schools.
- 3. O-1 zoning 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 on a portion of this site will have minimal impact on adjacent properties since it is being requested to accommodate the present use.
- 4. The recommended OS-1 zone will protect the portion of the site with steep slope that is not suitable for development and should be protected.

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.

MPC Action: Approved MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action: APPROVE O-1 (Office, Medical, & Related Services) for the existing facilities and a 2 acre area

surrounding those facilities

APPROVE OS-1 (Open Space) for the remainder of the site

Date of MPC Approval: 6/10/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/6/2004 Date of Legislative Action, Second Reading: 7/20/2004

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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