CASE SUMMARY

APPLICATION TYPE: REZONING

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

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

Applicant: SHARON STARTUP

Owner:



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

PROPERTY INFORMATION

General Location: Northwest side Chambliss Ave., northeast of Carr St.

Other Parcel Info.:

Tax ID Number: 107 K H 032, 033 Jurisdiction: City

Size of Tract: 14500 square feet

Accessibility: Access is via Chambliss Ave., a local street with 17' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: House on each lot

Surrounding Land Use:

Proposed Use: Office space Density:

Sector Plan: West City Sector Plan Designation: Mixed Uses

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

Neighborhood Context: This neighborhood 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: Chambliss Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: Other properties in this neighborhood have been rezoned to O-1 in the last several years.

Extension of Zone: Yes, extension of O-1 from the north and west.

History of Zoning: Numerous other properties in this neighborhood have been rezoned to O-1 in past years.

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 zoning for these parcels 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 to O-1 in the past to use

existing houses for office purposes.

3. O-1 is a logical extension of zoning from the north and west, 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 for these two parcels, consistent with this proposal.

2. The West City Sector Plan proposes 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: 6/10/2004

Details of MPC action:

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

Date of MPC Approval: 6/10/2004 **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: 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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