

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-A-06-PA **Related File Number:** 7-A-06-RZ
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: TERRY E. HENLEY
Owner:

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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PROPERTY INFORMATION

General Location: Northeast side Morrell Rd., northwest of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 133 E B 022, 023 **Jurisdiction:** City
Size of Tract: 1.46 acres
Accessibility: Access is via Morrell Rd., a minor collector street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Offices **Density:**
Sector Plan: West City **Sector Plan Designation:** MDRO
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the residential housing located along Morrell Rd. that has developed within R-1 zoning.

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

Street: Morrell Rd
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: None noted
Extension of Zone: Yes
History of Zoning: Property was denied Office designation and O-1 zoning in 2001. (1-A-01-PA/1-A-01-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: O (Office)

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 Mixed Use (O/MDR) designation

Staff Recomm. (Full): This site would be the northern boundary of the mixed use (O/MDR) area on Morrell Rd. that would extend from S. Northshore Dr. Mixed use office and residential development would be a compatible land use between the office zone to the east and the RP-1 zoned condo development to the west of the property. The sector plan proposes either office or medium density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The parcels front on the east side of Morrell Rd with office uses and zoning to the east and multi-family development to the west. Office or residential zoning and uses are appropriate uses at this location because of the negative impacts of nearby office and commercial uses, and Morrell Rd. traffic and noise.
2. The Mixed Use designation and O-1 zoning are logical extensions from the east.
3. Office uses under O-1 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern. Medium density residential development is located across Morrell Rd to the west of the subject property.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The impact to the street should be minimal as it is sufficient to support office development at this location.
- 3. Office uses at this location will cause no impact to schools.
- 4. The effect on adjacent properties will be minimal as the property backs up to office zoning and is across Morrell Rd from townhouse development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City Sector Plan proposes Mixed Use (MDR/O) uses for this site, consistent with the proposal.
- 2. The MU (MDR/O) One Year Plan designation is an appropriate logical extension from the east.
- 3. Staff anticipates receiving future requests for office uses on the east side of Morrell Rd. in this area, but should remain to the south of the subject properties.

MPC Action: Approved

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: Mixed Use (O/MDR)

Date of MPC Approval: 7/13/2006

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: 8/15/2006

Date of Legislative Action, Second Reading: 8/29/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: