

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-B-04-PA **Related File Number:** 7-B-04-RZ
Application Filed: 6/9/2004 **Date of Revision:**
Applicant: CRAIG ALLEN
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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400 Main Street
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PROPERTY INFORMATION

General Location: Northwest side Nightingale Ln., west side Gate Ln.
Other Parcel Info.:
Tax ID Number: 106 M C 004 **Jurisdiction:** City
Size of Tract: 2.5 acres
Accessibility: Access is via Nightingale Ln., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Medical office and mortgage brokerage **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a mixed use area of older single family housing, apartments and newer office development that is zoned R-1A,R-2, RP-1 and O-1.

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

Street: 6525 Nightingale Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to O-1 Office in the last year.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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 O (Office) designation

Staff Recomm. (Full): Office designation is compatible with surrounding multifamily and office uses and zoning. The sector plan proposes medium density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Office designation and O-1 zoning will allow non-residential development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. O-1 zoning will restrict non-residential uses to those that are compatible with the abutting apartments.
3. The O-1 zone will allow development compatible with surrounding residential development and undeveloped, O-1 zoned property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed One Year Plan amendment and O-1 rezoning will allow the property to be developed as proposed by the applicant.
3. The O-1 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site, including medium density residential.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Office designation and O-1 zone permit development of similar intensity to the medium density residential use proposed for this area by the Northwest City Sector Plan.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 7/8/2004

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: 8/3/2004

Date of Legislative Action, Second Reading: 8/17/2004

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: