

CASE SUMMARY

APPLICATION TYPE: REZONING

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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www.knoxmpc.org

File Number: 7-B-05-RZ **Related File Number:** 7-B-05-PA
Application Filed: 5/18/2005 **Date of Revision:**
Applicant: CHARLES A. RODGERS
Owner:

PROPERTY INFORMATION

General Location: Southeast side Tazewell Pike, southwest of Smithwood Rd.
Other Parcel Info.:
Tax ID Number: 58 L E 018, 044, 045 **Jurisdiction:** City
Size of Tract: 3.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
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 to depth of 275 feet from the edge of Tazewell Pike right of way, consistent with the One Year Plan recommendation.

Staff Recomm. (Full): Limiting the O-1 zoning to the recommended area allows uses on the north portion of the site that are consistent with other development along Tazewell Pike, but prevents an intrusion of residential uses into the adjacent neighborhood to the south.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern. The depth of 275 feet is approximately the same depth of the adjacent property to the southwest, which is zoned O-3, as well as the apartments site to the northeast. Both of these parcels front on and have access from Tazewell Pike.
2. Limiting the depth of the request will protect the adjacent neighborhood from an intrusion of non-residential uses as well as prevent access to the office development from Forestal Dr. through an established low density residential neighborhood.
3. The proposal is an extension of office zoning from the west and is similar in intensity to adjacent medium density residential development.
4. The proposal does not place any office uses facing any residential uses.
5. This section of Tazewell Pike has transitioned from low density residential to medium density residential and office uses over the years and this proposal will continue that trend.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the requested amendment to office for this site, the requested O-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes low density residential uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future One Year Plan and rezoning requests for office uses on adjacent residential properties in this area.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action: APPROVE O-1 (Office, Medical & Related Services) zoning for entire site

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

Date of MPC Approval: 7/14/2005

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: 8/30/2005

Date of Legislative Action, Second Reading: 9/13/2005

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: approved effective
in 3 days

If "Other":

Amendments:

Effective Date of Ordinance: