

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 7-B-08-RZ                      **Related File Number:** 7-A-08-PA  
**Application Filed:** 5/20/2008                      **Date of Revision:**  
**Applicant:** PRIORITY HEALTHCARE SERVICES OF TENNESSEE

### PROPERTY INFORMATION

**General Location:** Northeast side Liberty St., northwest of Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 94 | L 032,033,035,036    **OTHER:** 037 & 03701 (RZ ONLY)    **Jurisdiction:** City  
**Size of Tract:** 1.43 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Office - Home health agency                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Office  
**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:** I-2 (Restricted Manufacturing and Warehousing) & 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:

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 (Office, Medical and Related Services) District

Staff Recomm. (Full):

O-1 zoning is compatible with the surrounding development and zoning pattern and will permit the applicant to establish their business on the property. The sector plan proposes office use for this property.

Effective as of June 13, 2008, certain provisions of Title 13, Chapter 3 of Tenn. Code Ann. Were amended by Public Chapter No. 1150. Specifically, T.C.A. 13-3-303 has been amended to require thirty (30) day publication notice prior to the adoption of any amendment to the General Plan. This request was previously acted upon by MPC after the effective date of the new rule, and without the required thirty (30) day publication notice. As a result, the previous actions by MPC are not valid. To rectify this situation, this plan amendment and rezoning request has been readvertised consistent with the 30 day requirement for ratification and reconfirmation of the previous MPC action on 7/10/2008 and City Council actions on 8/12/2008 and 8/26/2008.

Comments:

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

O-1 (Office, Medical and Related Services)

Date of MPC Approval:

11/13/2008

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:

12/2/2008

Date of Legislative Action, Second Reading: 12/16/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Also approved 8/26/2008

Date of Legislative Appeal:

Effective Date of Ordinance: