## CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT

File Number:
7-B-13-PA
Application Filed: 5/10/2013
Applicant:

RICHARD W. RACKLEY

## PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number:
Size of Tract:
Accessibility:

Northwest side Tazewell Pike, northeast of Jacksboro Pike

58 L D 045
6.46 acres

Access is via Tazewell Pike, a minor arterial street with 24 ' of pavement width within 70 ' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Fountainhead College buildings
Surrounding Land Use:

| Proposed Use: | Office space |
| :--- | :--- |
| Sector Plan: | North City $\quad$ Density: |
| Growth Policy Plan: | Urban Growth Area (Inside City Limits) Designation: Civic Institutional |
| Neighborhood Context: | This area is developed with a mix of office, medium and low density residential uses under R-2, O-1 <br> and O-3 zoning. To the southwest, at the intersection of Tazewell Pike and Jacksboro Pike, are <br> commercial uses, zoned C-1 and C-3. |

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

Street:
3203 Tazewell Pike
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: Yes, extension of Office from the south and east
History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category:
MDR (Medium Density Residential)

## 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:
Staff Recomm. (Abbr.):
Staff Recomm. (Full):

Comments:

Michael Brusseau
RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.
Office uses for this site would be similar in intensity to the previous use for a technical college. It is also an extension of the office designation from adjacent parcels. Office uses are compatible in scale and intensity to surrounding development and zoning.
ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements have been made to any of the roads surrounding this site. However, Tazewell Pike is classified as a minor arterial street that is sufficient to accommodate office use of the site. Public water and sewer utilities are available to serve the site.
B. ERROR OR OMISSION IN CURRENT PLAN - The property is currently designated for medium density residential uses on the One Year Plan, consistent with its current R-2 zoning. The site is adjacent to other properties designated for office uses.
C. CHANGES IN GOVERNMENT POLICY - Previous applications have been approved to allow development of office uses in this general area.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - Offices and apartments are the most common land uses in the immediate vicinity of the site, so office use of this site would be compatible with the surrounding development pattern.

Action: Approved
Meeting Date: 7/11/2013
Details of Action:
Summary of Action: O (Office)
Date of Approval: 7/11/2013
Date of Denial: Postponements:
Date of Withdrawal:
Withdrawn prior to publication?: Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:
Date of Legislative Action: 8/6/2013
Ordinance Number:
Disposition of Case: Approved
If "Other":
Amendments:
Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/20/2013
Other Ordinance Number References:
Disposition of Case, Second Reading: Approved
If "Other":
Amendments:
Effective Date of Ordinance:

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