CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:	7-B-14-PA	Related File Number:	7-C-14-RZ
Application Filed:	5/27/2014	Date of Revision:	
Applicant:	CARL H. LANSDEN		



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PROPERTY INFORMATION

General Location:	Northwest side Asheville Hwy., west side Nokomis Rd.	
Other Parcel Info.:		
Tax ID Number:	71 J F 028	Jurisdiction: City
Size of Tract:	1.5 acres	
Accessibility:	Access is via Asheville Hwy., a major arterial street with a right-of-way, or Nokomis Rd., a local street with 15' of pa	

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Any use permitted in C-3 zoning		Density:
Sector Plan:	East City	Sector Plan Designation: LDR	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This property is part of the Chilhowee Hills neighborhood, developed with low density residential uses and zoned R-1. There are some commercial uses to the southeast and east, near the Asheville Hwy. / I-40 interchange, zoned C-1 and C-3.		

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

Street:

5315 Asheville Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Low Density Residential)
Former Zoning:	
Requested Zoning:	C-3 (General Commercial)
Previous Requests:	4-A-05-RZ/4-A-05-PA
Extension of Zone:	No
History of Zoning:	In 2005, there were requests for an office plan designation and O-1 zoning (4-A-05-PA/4-A-05-RZ), but the requests were withdrawn prior to MPC and City Council consideration.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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	CACTION AND DISPOSITION		
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	RECOMMEND that requested GC.)	City Council APPROVE O (Office) One	Year Plan designation	. (Applicant
Staff Recomm. (Full):	The site fronts on A zoned sites west of is adjacent to other	compatible with the scale and intensity of sheville Hwy., a major arterial street, and the Asheville Hwy./I-40 interchange, incl low density residential uses, which could are more appropriate to be placed in clos	d is in the vicinity of se uding C-1 zoning dire be negatively impact	everal commercially ctly south. The site ted by commercial
Comments:	 ONE YEAR PLAN AMENDMENT REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.) A. AN ERROR IN THE PLAN - There are no apparent errors in the plan. The current plan proposes LDR uses for the site, consistent with the current R-1 zoning and residential dwelling on the property. B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made to any of the access streets to the site, but they are adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site. C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established commercial zoning pattern to the south and east, office uses and zoning are appropriate for the subject property as a transitional area between commercial and residential uses. Fronting on a four lane major arterial highway, the subject property may not be desirable for low density residential uses. D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. The C-3 zoning pattern to the east and C-1 zoning to the south has long been established in this area, making this site appropriate for transitional office uses. 			
Action:	Approved		Meeting Date:	8/14/2014
Details of Action:				
Summary of Action:	O (Office)			
Date of Approval:	8/14/2014	Date of Denial:	Postponements:	7/10/14
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council			
Date of Legislative Action:	9/16/2014	Date of Legislative Action, Second Reading: 9/30/2014		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved	
If "Other":		If "Other":		
Amendments:		Amendments:		