

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

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-15-PA                      **Related File Number:** 7-C-15-RZ  
**Application Filed:** 5/22/2015                      **Date of Revision:**  
**Applicant:** ROBERT AND LINDA PARKER

## PROPERTY INFORMATION

**General Location:** South side Kingston Pike, east of Argonne Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 M B 005                      **Jurisdiction:** City  
**Size of Tract:** 0.48 acres  
**Accessibility:** Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane and 60' of pavement width within 80' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House  
**Surrounding Land Use:**  
**Proposed Use:** Office                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of office and residential zoning on properties fronting on the south side of Kingston Pike.

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

**Street:** 8612 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1E (Low Density Exclusive Residential)  
**Former Zoning:**  
**Requested Zoning:** O-3 (Office Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of O-3 zoning from the east and west  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** O (Office)

## **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:** Michael Brusseau

**Staff Recomm. (Abbr.):** RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

**Staff Recomm. (Full):** The requested O plan designation is an extension of the same designation from the east and west. This parcel is the only one on the south side of Kingston Pike, between Argonne Rd. and Kingsridge Dr. that retains a residential plan designation. All others are already proposed for office uses. The proposal is consistent with the sector plan proposal for the site.

**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 - The Southwest County Sector Plan proposes office uses for the site. The current LDR designation on the One Year Plan is not consistent with the sector plan. Approval of this plan amendment will bring the two land use plans into consistency.

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 Kingston Pike or area utilities, but they are adequate to serve the proposed office uses. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No changes in government policy apply in this case. However, considering the rest of the properties within the block between Argonne Rd. and Kingsridge Dr. are already designated for office uses, it has been established that office uses are appropriate for this area.

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. With the recommended One Year Plan amendment to office, it will be brought into consistency with the sector plan proposal for this site.

**Action:** Approved

**Meeting Date:** 7/9/2015

**Details of Action:**

**Summary of Action:** O (Office)

**Date of Approval:** 7/9/2015

**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:** 8/4/2015

**Date of Legislative Action, Second Reading:** 8/18/2015

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**