

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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File Number: 7-D-07-RZ **Related File Number:** 7-B-07-PA
Application Filed: 6/1/2007 **Date of Revision:**
Applicant: NICHOLAS G. CAZANA

PROPERTY INFORMATION

General Location: Northwest side Lonas Dr., southwest of Timber Pass
Other Parcel Info.:
Tax ID Number: 107 I A 003, 004 & 006 **Jurisdiction:** City
Size of Tract: 7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: Northwest 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-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-3 (Office Park)
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-3 (Office Park) zoning.

Staff Recomm. (Full): O-3 zoning will allow similar office development to that which has occurred on nearby properties to the south and west, which would be compatible with other surrounding development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. O-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposed plan amendment change is an extension from the south and west.
3. There are numerous developments in the immediate area that have occurred under O-3 zoning.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on the school system. If the site is developed with 40,000 sq. ft. of office space as proposed, 659 additional trips per day will be added to Lonas Dr.
3. The proposal is compatible with the surrounding zoning and will have minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest City Sector Plan proposes low density residential uses for the site. However, the request is a logical extension of the office sector plan designation to the south and west.
2. With the recommended plan amendment, the request is consistent with the One Year Plan.
3. Approval of this request could lead to future O-3 requests in the immediate area, as additional single dwelling properties become available.

MPC Action: Approved

MPC Meeting Date: 7/12/2007

Details of MPC action:

Summary of MPC action: O-3 (Office Park)

Date of MPC Approval: 7/12/2007

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: 8/14/2007

Date of Legislative Action, Second Reading: 8/28/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: