# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 7-D-08-PA Related File Number:

**Application Filed:** 6/2/2008 **Date of Revision:** 

Applicant: JAMES R. CHRISTOPHER



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### PROPERTY INFORMATION

**General Location:** East side Morrell Rd., north of Queensbury Dr.

Other Parcel Info.:

Tax ID Number: 133 E B 026 Jurisdiction: City

Size of Tract: 25000 square feet

Accessibility: Access is via Morrell Rd., a two-lane minor arterial street with 24' of pavement within a 50' right-of-way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant lot

**Surrounding Land Use:** 

Proposed Use: Office Density:

Sector Plan: West City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This site is surrounded by residential use and R-1 zoning.

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

Street: 1300 Morrell Rd

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

**Current Zoning:** 

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** No for the One Year Plan; yes for the Sector Plan

History of Zoning: None noted for this site, but other property in the area has been approved and denied Office

designation.

# PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office)

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# 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.): DENY the O (Office) designation

Staff Recomm. (Full): Although mixed use (office/medium density residential use) is proposed for the adjoining property of the

south, all the property surrounding this site are developed with single family housing and zoned R-1 Residential. Office use of this individual site would be out of character with the adjoining uses and

zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The adopted sector plan provides a consistent comprehensive Mixed Use (O/MDR) boundary which should be maintained.

2. Although the sector plan designates the adjoining property MU (MDR/O), the adopted One Year Plan shows this site and the surronding property LDR because it acknowledges the current R-1 zoning and established residential development pattern of the subject site and surrounding property.

3. This parcel is located in an area where some transition to offfice use has occurred. However, all the property surrounding this site are in residential use. Other residential properties to the rear of the subject property on the west side of Rocky Hill Rd. where recently denied office rezoning by MPC because of the potential adverse impact that rezoning would have on the area.

3. Approval of the One Year Plan amendment would allow office zoning and uses to be considered for this site including the use of the existing residence or the construction of a new structure on the property for office uses, contrary to the established residential zoning and uses found on surrounding properties.

#### EFFECTS OF THE PROPOSAL

- 1. Any request for Office designation of this site should anticipate added traffic volumes and turning movments and its adverse impact on the traffic flow on Morrell Rdt, which already has school, office and commercial traffic in addition to through traffic.
- 2. Public water and sewer are also available to the site.
- 3. Office designation of this site is not consistent with the surrounding residential development and zoning and will negatively impact surrounding residential properties.
- 4. Any further conversion of existing residences to offices in this area should occur comprehensively and include projected road improvements that will accommodate the additional office traffic, as well as offer means to preserve the character of the residential neighborhood remaining.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Office designation of this property expands the Mixed use (office/MDR) proposal by the West City Sector Plan without identifying and addressing the potential adverse impacts of the expansion.
- 2. The site is within the Urban Growth (Inside the city) Boundary as shown on the Knopxville-KnoxCounty-Farragut Growth Policy Plan map.

3. If this request is approved it is anticipated that additional requests for changes from residential to office uses will occur along Morrell Rd. and Rocky Hill Rd. in the future.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 8/14/2008

**Details of MPC action:** 

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 7/10/2008

Date of Withdrawal: 8/14/2008 Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knoxville City Council

Date of Legislative Action: 9/9/2008 Date of Legislative Action, Second Reading: 9/23/2008

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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