

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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www.knoxmpc.org

File Number: 7-G-01-RZ **Related File Number:**
Application Filed: 6/11/2001 **Date of Revision:**
Applicant: JAMES M. MCKINNEY
Owner:

PROPERTY INFORMATION

General Location: North and west side of Wilson Rd., north of Gap Rd.
Other Parcel Info.:
Tax ID Number: 80 E C 39 **Jurisdiction:** City
Size of Tract: 1.55 acres
Accessibility: Access is via Wilson Rd., a major collector street with 20' of pavement width and 40-50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling.
Surrounding Land Use:
Proposed Use: Professional office. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residence is on the eastern edge of a residential neighborhood that has been developed under R-1 and R-1A zoning. The east side of Wilson Rd. has been developed with commercial and office uses.

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

Street: 1329 Wilson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: OYP change to O was approved by MPC in April and will be heard by City Council on June 26, 2001.
Extension of Zone: Yes. Extension of O-1 zoning to the east.
History of Zoning: A one year plan amendment request for O (Office) on this site was approved by MPC on April 12, and will be heard by City Council on June 26, 2001.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: MAB

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services).

Staff Recomm. (Full): O-1 zoning will provide a compatible transition from the commercial uses on the east side of Wilson Rd. within the C-4 zone to the residential uses in the R-1 and R-1A zones to the southwest of the site. The Northwest City Sector Plan designates this site for low density residential uses.

Comments: Approval of O-1 zoning for this site will likely result in requests for office designations for the remaining three R-1 zoned residential lots fronting on the west side of Wilson Rd.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 7/12/2001

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: 7/12/2001

Date of Denial:

Postponements:

Date of Withdrawal: 6/27/2001

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: