

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-H-03-PA **Related File Number:**
Application Filed: 6/12/2003 **Date of Revision:**
Applicant: GEORGE KRIEPS
Owner:

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
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PROPERTY INFORMATION

General Location: North side Kingston Pike, north of Towanda Trl.
Other Parcel Info.:
Tax ID Number: 107 L A 017 **Jurisdiction:** City
Size of Tract: 0.9 acres
Accessibility: Access is via Kingston Pike, a four lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and office as home occupation.
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residence is part of the single family residential neighborhood that exists along this section of Kingston Pike within R-1 zoning.

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

Street: 4301 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
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:

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: Ken Pruitt

Staff Recomm. (Abbr.): DENY O (Office) One Year Plan designation

Staff Recomm. (Full): Office designation of this site will adversely impact the surrounding residential development and put pressure on these properties to also seek office designation. The sector plan proposes low density residential use for this site.

Comments: A. NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is served by public water and sewer and developed in a manner consistent with the surrounding development pattern under the LDR designation.
2. Changing from LDR to an Office designation would allow a range of development options incompatible in intensity to the surrounding single family development.
3. The present R-1 zone that has classified this property for many years allows low density, single family residential development and alternative uses such as a day care facility, or home occupation, (which was previously approved for this site), that offer compatible options for the property's development.
B. EFFECTS OF THE PROPOSAL
1. The present R-1 zoning allows development consistent with that permitted or existing on nearby lots zoned R-1.
2. The maximum requested development under the Office designation could result in significant increases in traffic to and from this site, as well as increased turning movements on this section of Kingston Pike. This will create additional traffic safety issues on this major arterial street.
3. The property's current use as a residence with a home occupation, as allowed under R-1 zoning, is appropriate in scale and intensity at this location.
C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. Office designation will permit more intensive development than the scale and intensity of surrounding residential development and the street system available to serve the site.
2. If this request is approved, other R-1 zoned property in the area could expect to be requested for an Office designation.
3. Continued low density residential use of this site will solidify this area as a low density residential area.

MPC Action: Denied

MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: DENY O (Office)

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: