

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-H-04-RZ **Related File Number:** 7-D-04-PA
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: VICKIE MABRY
Owner:

PROPERTY INFORMATION

General Location: Northwest side Garden Dr., east side N. Broadway
Other Parcel Info.:
Tax ID Number: 58 D M 011, 012 **Jurisdiction:** City
Size of Tract: 0.88 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Business office
Surrounding Land Use:
Proposed Use: Business office **Density:**
Sector Plan: North City **Sector Plan Designation:** Office and Public Institutional
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-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: Property was given use on review approval for medical office in 1980's
Extension of Zone:
History of Zoning:

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: Michael Brusseau

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

Staff Recomm. (Full): O-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site was previously approved for a medical office under R-2 zoning as a use on review, so an office use already exists on the site.
2. The proposed office uses are similar in intensity to the current medium density residential uses allowed under MDR and R-2 zoning.
3. The proposal is compatible with surrounding development.

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 schools and minimal impact on streets.
3. The impact to surrounding properties should be minimal, as the site is already being used as an office.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North City Sector Plan proposes office uses for this site, consistent with the proposal.
2. The recommended One Year Plan amendment to office is consistent with O-1 zoning.
3. This request could generate future requests for office plan designations and zonings in this area to the northeast along Garden Dr.

MPC Action: Approved MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE O-1 (Office, Medical, and Related Services)

Date of MPC Approval: 7/8/2004 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: 8/3/2004 Date of Legislative Action, Second Reading: 8/17/2004

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: