

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-I-04-PA **Related File Number:** 7-S-04-RZ
Application Filed: 6/21/2004 **Date of Revision:**
Applicant: WALDEN PROPERTIES, LLC
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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side Walden Dr., northeast of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 121 G B 004 **Jurisdiction:** City
Size of Tract: 2.3 acres
Accessibility: Access is via Walden Dr. a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building (under construction)
Surrounding Land Use:
Proposed Use: Office/retail uses **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the business development that has occurred under C-4, I-3 and O-1 zoning along S. Northshore and Walden Dr. in this area.

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

Street: 6000 Walden Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial), R-2 (General Residential) & F-1 (Floodway)
Former Zoning:
Requested Zoning: C-3 (General Commercial), O-3 (Office Park) and F-1 (Floodway)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), LDR (Low Density Residential) and F (Floodway)
Requested Plan Category: GC (General Commercial), O (Office) and F (Floodway)

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.): APPROVE GC (General Commercial) and O (Office) designation

Staff Recomm. (Full): General commercial designation of this site is compatible with surrounding business uses and C-4, O-1 and I-3 zoning. The sector plan proposes Commercial and low density residential use for this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Property adjoining the subject parcel to the southwest is zoned C-3 and C-4. The proposal will allow the property to be used in a manner consistent with these zones and their uses.
2. C-3 and O-3 zoning are extensions of existing zones and development along Walden Dr.
3. Development permitted under C-3 and O-3 zoning is compatible with the scale and intensity of the surrounding residential, light industrial and commercial development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes commercial and low density residential uses for this site.
2. The site is located within the Urban Growth Area (inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to similar requests for office or commercial uses in the future on other nearby properties along Walden Dr.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial), O (Office) and F (Floodway)

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: