

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-K-04-PA **Related File Number:** 7-U-04-RZ
Application Filed: 6/23/2004 **Date of Revision:**
Applicant: NATHAN ROTHCHILD
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

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PROPERTY INFORMATION

General Location: Northeast side N. Gallaher View Dr., southeast side Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 106 P A 037 **Jurisdiction:** City
Size of Tract: 3.9 acres
Accessibility: Access is via N. Gallaher View Rd., a four lane minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence and reception facility for weddings and garden parties **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential site is within the West Hills single family neighborhood that was zoned R-1E (Single Family Exclusive) in the 1980's.

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

Street: 962 N Gallaher View Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1E (Single Family Exclusive Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: No
History of Zoning: Property was denied LDR designation and R-1 zoning in 1996 (4-D-96-PA/4-T-96-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) (R-1E)
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) designation

Staff Recomm. (Full): Office use was considered for this site and other property along the reconstructed N. Gallaher View Rd as part of a corridor study in 2002. The consensus of that study was that the area should remain residential. There have been no significant changes to the area to warrant approval of this plan amendment.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed Office designation and O-1 zoning would be inappropriate, giving the applicant development rights that none of the adjacent property owners have.
2. The proposal would adversely impact the residential property to the north and east of the site.
3. The proposed use, as well as the wide range of other uses allowed under O-1 zoning, would impact surrounding residences.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and minimal impact on the street system.
3. Adjacent residential properties will be negatively impacted if office use of the subject property is permitted.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan's current low density residential designation for this property should be maintained at this time.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate future requests for office plan designations and zonings along the north side of N. Gallaher View Rd.

MPC Action: Denied

MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: DENY O (Office)

Date of MPC Approval: Date of Denial: 8/12/2004 Postponements: 7/8/2004

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 8/24/2004**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/28/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

