

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-N-04-RZ **Related File Number:**
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: LEIGH BURCH III
Owner:

PROPERTY INFORMATION

General Location: West side W. Martin Mill Pike, north side Flenniken Ave.
Other Parcel Info.:
Tax ID Number: 109 I F 01301 **Jurisdiction:** City
Size of Tract: 1.65 acres
Accessibility: Access is via W. Martin Mill Pike, a minor arterial street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Asphalt parking lot, school property (vacant)
Surrounding Land Use:
Proposed Use: Multi-family residential development **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a mixed use area of older single family housing and businesses that have developed under C-3, C-4, O-1 and R-1A zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was zoned C-3 in 1990's

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: Ken Pruitt

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

Staff Recomm. (Full): O-1 zoning is compatible with surrounding commercial and residential zoning and development. The One Year Plan and sector plan propose commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The O-1 zoning will allow residential or non-residential development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. O-1 zoning is more restrictive than the current C-3 zone.
3. The O-1 zone will allow development compatible with surrounding residential development, as well as adjoining commercial zoning and uses.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposed O-1 rezoning will allow the property to be developed as proposed by the applicant.
3. The O-1 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The O-1 zone is consistent with the commercial designation proposed by the South City Sector Plan.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

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: 8/31/2004

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": 8/17 postponed until 8/31 If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: