

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-G-04-RZ **Related File Number:**
Application Filed: 6/29/2004 **Date of Revision:**
Applicant: TOBY TUMPSON
Owner:

PROPERTY INFORMATION

General Location: Southeast side Sutherland Ave., northeast of Forest Heights Rd.
Other Parcel Info.:
Tax ID Number: 107 K H 009 **Jurisdiction:** City
Size of Tract: 0.17 acre
Accessibility: Access is via Sutherland Ave., a minor arterial street with 22' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: West City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of residential and office uses under R-1, R-2 and O-1 zoning.

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

Street: 4018 Sutherland Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: Other properties in area have been rezoned in recent years
Extension of Zone: Yes, extension of O-1 from the northeast and southwest.
History of Zoning: Other properties in this area have been rezoned to O-1 in recent years.

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 of this parcel continues the transition of this neighborhood to office uses and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. Other properties in the immediate area have been rezoned from R-1 to O-1 in the past to convert existing houses for office uses.
- 3. O-1 is a logical extension of zoning from the northeast and southwest, and this proposal continues the trend of O-1 rezonings in this neighborhood.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal will have a minimal impact on streets and schools.
- 3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes mixed uses, limited to office, medium density residential and low density residential uses for these two parcels, consistent with this proposal.
- 2. The West City Sector Plan proposes mixed uses for this parcel, consistent with this proposal.
- 3. Staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office uses.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

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

Date of MPC Approval: 8/12/2004

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: 9/14/2004

Date of Legislative Action, Second Reading: 9/28/2004

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: