

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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400 Main Street
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www.knoxmpc.org

File Number: 8-L-02-RZ **Related File Number:**
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: JOSEPH W. REED
Owner:

PROPERTY INFORMATION

General Location: North side S. Northshore Dr., west of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 133 K C 1 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 26' of pavement within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: West City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Site is surrounded primarily by residential development with the exception of the two vacant office lots to the west and a nursery to the east.

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

Street:
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: Pending OYP request for Office to be considered by MPC on 7/11/02. (7-A-02-PA)
Extension of Zone: Yes.
History of Zoning: None noted for this property. Adjoining properties to the west were rezoned to O-1 in Dec. 1997.

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: Bonnie Curtiss

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

Staff Recomm. (Full): O-1 is a logical extension of zoning from the west and is compatible with the scale and intensity of the surrounding land uses and zoning pattern. The MPC approved an "Office" One Year Plan designation for this site at the July 11, 2002 meeting.

Comments: This extension of the O-1 zone to include this property will complete a buffer area along this section of S. Northshore Dr. between the commercial node of the Northshore Dr/Morrell Rd intersection to the east and residential development to the west.

MPC Action: Approved

MPC Meeting Date: 8/8/2002

Details of MPC action:

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

Date of MPC Approval: 8/8/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 9/3/2002

Date of Legislative Action, Second Reading: 9/17/2002

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: