

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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File Number: 9-F-02-RZ **Related File Number:**
Application Filed: 8/13/2002 **Date of Revision:**
Applicant: EMILY GODDARD
Owner:

PROPERTY INFORMATION

General Location: East side Lindsay Place, north side Sullins St.
Other Parcel Info.:
Tax ID Number: 108 B C 11 **Jurisdiction:** City
Size of Tract: 0.23 acres
Accessibility: Access is via Lindsey Place and Sullins St. both local streets with 18' to 20' pavements within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant house
Surrounding Land Use:
Proposed Use: Office space **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential lot is within an area of transition from older single family residential use to office and apartment development under R-2 and O-1 zoning.

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

Street: 622 Lindsay Place
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O-1 (Office, Medical and Related Services) zoning

Staff Recomm. (Full):

O-1 zoning is consistent with surrounding office zoning and uses. The sector plan proposes mixed use office or medium density residential uses for this site.

Comments:

A. Need and justification

1. O-1 zoning of this site would follow the trend of conversion and redevelopment of residential properties for office use that has been going on for several years in this area.

2. O-1 zoning will permit the use of the existing residence as an office, which will maintain the same scale of development as found in the adjoining residential structures.

B. Effects of Proposal

1. This change of zoning would not adversely impact traffic flow in the area, which already includes office and apartment traffic.

2. O-1 zoning of this site is a continuation of the established redevelopment trend of this area.

C. Conformity with the General Plan

1. O-1 zoning of this site is supported by the adopted Central Sector Plan and the One Year Plan.

2. Additional conversions from residential uses to office or medium density residential uses in the area can be expected to continue in the future.

3. Office development would be a reasonable re-use of the subject property.

MPC Action:

Approved

MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action:

APPROVE O-1 (Office, Medical and Related Services)

Date of MPC Approval:

9/12/2002

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:

10/15/2002

Date of Legislative Action, Second Reading: 10/29/2002

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: