CASE SUMMARY

APPLICATION TYPE: GENERAL REZONING



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| File Number: | 9-G-12-RZ | Related File Number: |
|--------------------|----------------------------------|----------------------|
| Application Filed: | 7/31/2012 | Date of Revision: |
| Applicant: | METROPOLITAN PLANNING COMMISSION | |

PROPERTY INFORMATION

| General Location: | Northwest side E. Fifth Ave., southwest side Winona | St. | |
|----------------------|---|-----------------------------|-----------------------------|
| Other Parcel Info .: | | | |
| Tax ID Number: | 82 P D 005-008 | Jurisdiction: | City |
| Size of Tract: | 0.75 acres | | |
| Accessibility: | Access is via E. Fifth Ave., a major collector street w | ith 31' of pavement width v | within 60' of right-of-way. |

GENERAL LAND USE INFORMATION

| Existing Land Use: | Office uses | | |
|-----------------------|--|---|----------|
| Surrounding Land Use: | | | |
| Proposed Use: | Office uses | | Density: |
| Sector Plan: | Central City | Sector Plan Designation: MU-SD (MU-CC04 | 4) |
| Growth Policy Plan: | Urban Growth Area (In | nside City Limits) | |
| Neighborhood Context: | To the south and east of this site are commercial and office uses, zoned C-3 and O-1. To the north and west of the site are public park and recreational uses, zoned OS-2. | | |

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

| Current Zoning: | I-3 (General Industrial) |
|--------------------|--------------------------|
| Former Zoning: | |
| Requested Zoning: | O-3 (Office Park) |
| Previous Requests: | None noted |
| Extension of Zone: | No |
| History of Zoning: | None noted |

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

| | MPC | C ACTION AND DISF | POSITION | | |
|------------------------|--|---|---|--|--|
| Planner In Charge: | Michael Brusseau | | | | |
| Staff Recomm. (Abbr.): | RECOMMEND that | t City Council APPROVE O- | 3 (Office Park) z | oning. | |
| Staff Recomm. (Full): | | patible with the surrounding ar Plan proposals for the pro | | ning pattern and is | consistent with the |
| Comments: | CHANGED OR CH CITY/COUNTY GE 1. O-3 zoning is cc 2. O-3 is a less into 3. The site is locat | AMENDMENT SHALL BE N ANGING CONDITIONS IN T NERALLY: ompatible with the scale and ense zone than the current l ed across from O-1 zoned p ice uses, allowed under O-3 | THE AREA AND intensity of the -3 zone, and is roperty to the ea | DISTRICTS AFFE surrounding land us much more appropri | CTED, OR IN THE ses and zoning. riate at this location. |
| | THE APPLICABLE 1. The requested (structures, access disposal and relate initial coordination with surrounding re compatible land us | AMENDMENT SHALL BE CO ZONING ORDINANCE: D-3 zoning is intended to pro road improvements, utility d d elements are complement of utilities and other services esidential areas and serves a es. pove description, this site is | ovide for orderly stribution, lands ary and allow or s. The purpose as a transitional | development of off scaping, pedestrian derly sequential de is to create a distric area from residentia | ce parks so that circulation, waste velopment through t which is compatible |
| | COUNTY, NOR SH AMENDMENT: 1. O-1 is a less inter lessened with this p 2. The impact to th | AMENDMENT SHALL NOT A IALL ANY DIRECT OR INDI ense zone than the current I proposal. The site is already the streets will be minimal and Il not create any direct or inco punty. | RECT ADVERS -3, so potential / developed with d there will be no | E EFFECTS RESU impacts to surround o office uses. o impact on schools | LT FROM SUCH ling properties will be s. |
| | THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS: 1. This site is within a mixed use special district (MU-CC04) on the City of Knoxville One Year Plan, which permits consideration of O-3 zoning. 2. This site is within a mixed use special district (MU-CC04) on the Central City Sector Plan, which permits consideration of O-3 zoning. 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. 4. This proposal does not present any apparent conflicts with any other adopted plans. | | | | |
| Action: | Approved | | | Meeting Date: | 9/13/2012 |
| Details of Action: | | | | | |
| Summary of Action: | O-3 (Office Park) | | | | |
| Date of Approval: | 9/13/2012 | Date of Denial: | P | ostponements: | |
| Date of Withdrawal: | | Withdrawn prior to publi | cation?: 🗌 A | ction Appealed?: | |

LEGISLATIVE ACTION AND DISPOSITION

| Knoxville City Council | | | |
|------------------------|--|--|--|
| 10/16/2012 | Date of Legislative Action, Second Reading: 10/30/2012 | | |
| | Other Ordinance Number References: | | |
| Approved | Disposition of Case, Second Reading: | Approved | |
| | If "Other": | | |
| | Amendments: | | |
| | Effective Date of Ordinance: | | |
| | 10/16/2012 | 10/16/2012 Date of Legislative Action, Second Reading: Approved Other Ordinance Number References: Approved Disposition of Case, Second Reading: If "Other": Amendments: | |