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:	