

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 1-G-07-PA **AGENDA ITEM #:** 63
 1-S-07-RZ **AGENDA DATE:** 2/8/2007

POSTPONEMENT(S): 1/11/2007

▶ **APPLICANT:** JAMIE DENISE HATCHER
 OWNER(S):

TAX ID NUMBER: 120 E G 001

JURISDICTION: Council District 2

▶ **LOCATION:** Northeast side Cheshire Dr., southeast side Cresthill Dr.

▶ **TRACT INFORMATION:** 0.55 acres.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Cresthill Dr. and Cheshire Dr., both local streets with 26' pavement widths within 50' rights-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RP-1 (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-3 (Office Park)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Modeling agency

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: In 2004 MPC approved a use on review application for a tri-plex for this site, which was denied by City Council on appeal. (11-A-04-UR)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Office building / MDR/RP-1 Residential
 South: Residence / LDR RP-1 residential
 East: Residence LDR/R-1Residential
 West: Apartments MDR/RP-1 Residential

NEIGHBORHOOD CONTEXT: This developed residence is within a mixed use area that includes single family, apartment and office uses developed under R-1, RP-1, O-1 and O-3 zones.

STAFF RECOMMENDATION:

▶ **DENY O (Office) designation**

Office designation of this site would extend office uses south of Cresthill Dr. into a block that is entirely residentially zoned and developed. Approval of this request would bring pressure for further non-residential expansion into the block

► **DENY O-3 (Office Park) zoning**

O-3 zoning of this site would be spot zoning of a lot surrounded by residential zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O (Office) proposal and O-3 zoning are incompatible with the scale and intensity of the surrounding residential uses and zoning pattern.
2. No other properties surrounding the site have been designated for either office uses or zoned O-1 or O-3 under the One Year Plan
3. The O designation and O-3 zoning of this site would permit a wide range of office uses that could be considered detrimental to the surrounding residential development and zoning pattern.

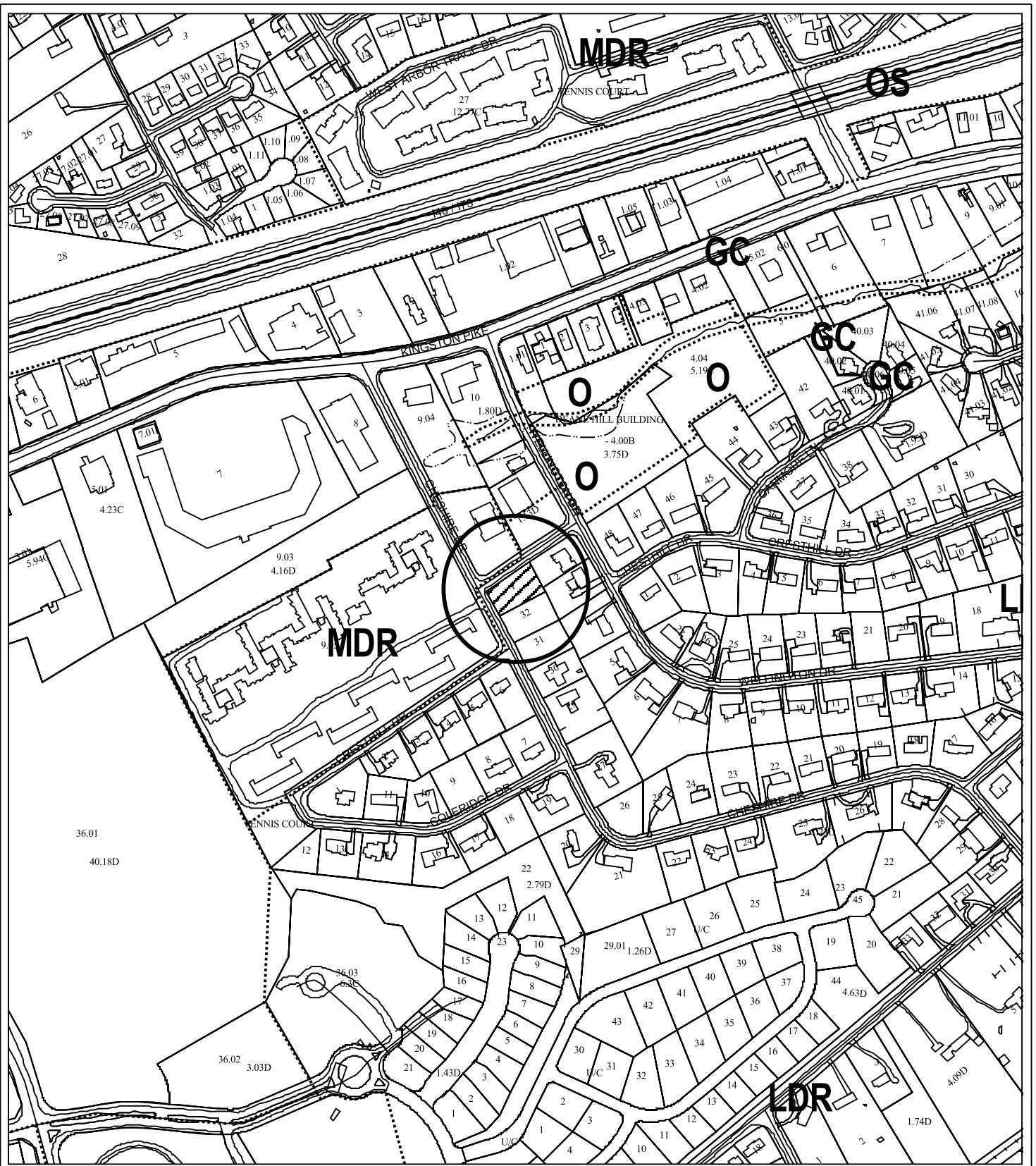
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools and minimal impact on streets.
3. The Office designation and O-3 zoning would permit development not currently permitted in the area and likely lead to additional office requests along Cheshire Dr.
4. In 2004, City Council denied on appeal a request to construct a tri-plex on this parcel. The current request for O-3 zoning will permit uses similar in intensity and impact as the previous request which was denied.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) for the subject parcel, with LDR and MDR uses on other surrounding properties.
2. The West City Sector Plan proposes medium density and low density residential uses for this area.

If approved, this item will be forwarded to Knoxville City Council for action on 3/13/2007 and 3/27/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-G-07-PA/1-S-07-RZ
PLAN AMENDMENT**

Petitioner: Jamie Denise Hatcher

Map No: 120

Jurisdiction: City

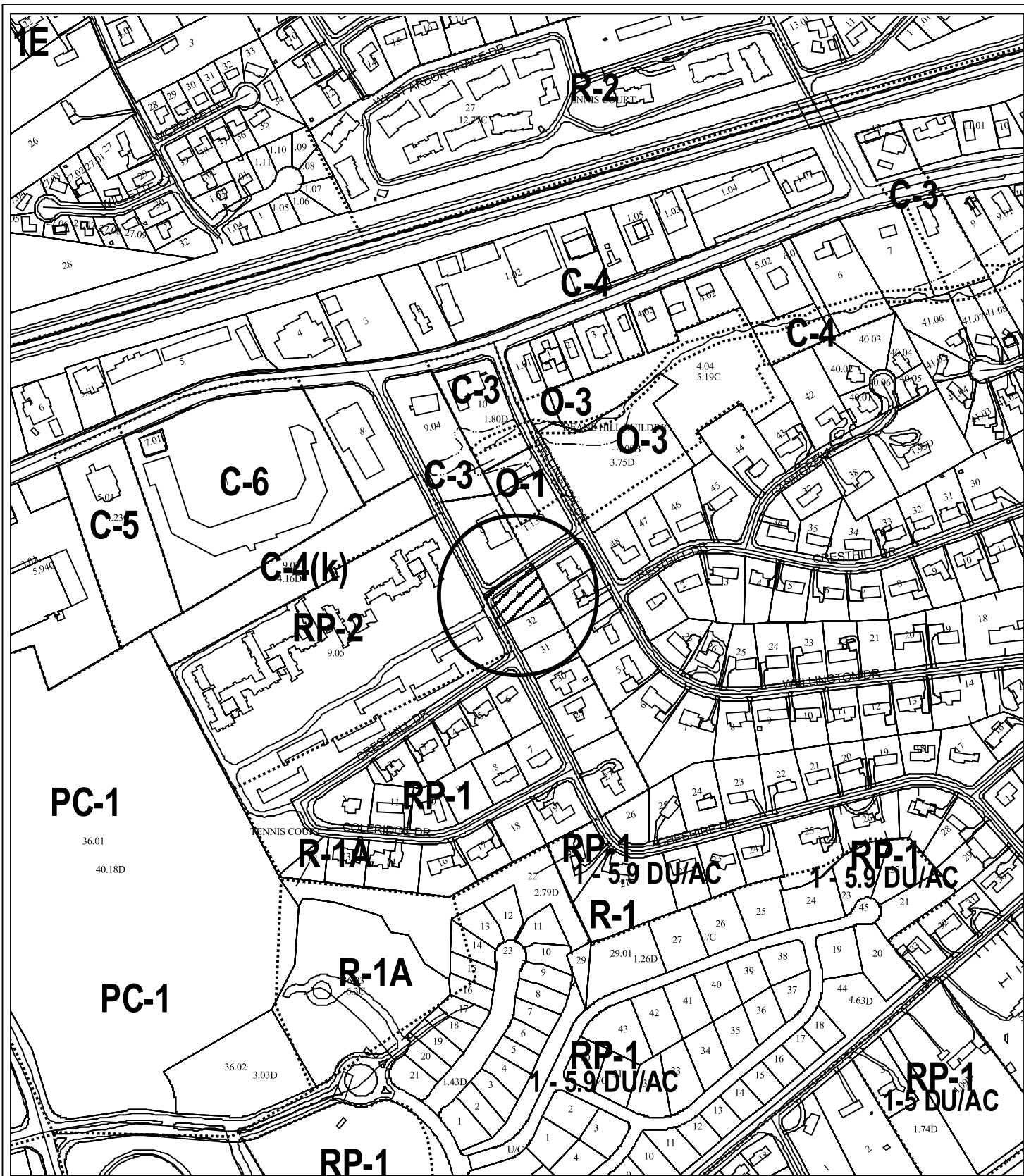


From: LDR (Low Density Residential)

To: O (Office)

Original Print Date: 12/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





1-S-07-RZ
REZONING

Petitioner: Jaime Denise Hatcher

Map No: 120

Jurisdiction: City



From: RP-1 (Planned Residential)

To: O-3 (Office Park)

Original Print Date: 12/27/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

