

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

▶ **FILE #:** 1-C-07-PA **AGENDA ITEM #:** 67
 1-F-07-RZ **AGENDA DATE:** 1/11/2007

▶ **APPLICANT:** LISA M. BYRD
OWNER(S): CAD PROPERTIES

TAX ID NUMBER: 58 L D 039.01
JURISDICTION: Council District 4

▶ **LOCATION:** Northwest side Tazewell Pike, northeast of Smithwood Rd.

▶ **TRACT INFORMATION:** 49000 square feet.

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Tazewell Pike, a minor arterial street with 40' of right of way and 23' of pavement width.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / R-2 (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Offices

▶ **PROPOSED USE:** Medical and general business offices

EXTENSION OF PLAN DESIGNATION/ZONING: Yes , extension of O from the northeast.

HISTORY OF ZONING REQUESTS: No recent plan or zoning requests have occurred on this site. However, a use on review was approved in 2003 to allow the construction of the current medical offices in the R-2 zoning district (11-F-03-UR).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Dwelling / MDR / R-2 (General Residential)
 South: Tazewell Pike - Apartments / MDR / R-2 (General Residential)
 East: Office / MU (O, MDR) / O-1 (Office, Medical and Related Services)
 West: Apartments / MDR / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area has been developed with low to medium density residential uses under R-1 and R-2 zoning. There are also some office uses in the area, zoned O-1.

STAFF RECOMMENDATION:

▶ **APPROVE O (Office) One Year Plan designation.**

An office designation of this site is appropriate based on its current use as medical offices and the adjacent office and similar intensity apartment development. The One Year Plan proposes office for several properties in the area, including the adjacent property to the northeast.

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

O-1 is a logical extension of zoning from the northeast and is compatible with surrounding uses and zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Office uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 is an extension of office zoning from the northeast. There are several other nearby parcels that are also zoned O-1.
3. The site is currently developed with medical offices. Uses allowed under O-1 zoning would be very similar in intensity to the current use.

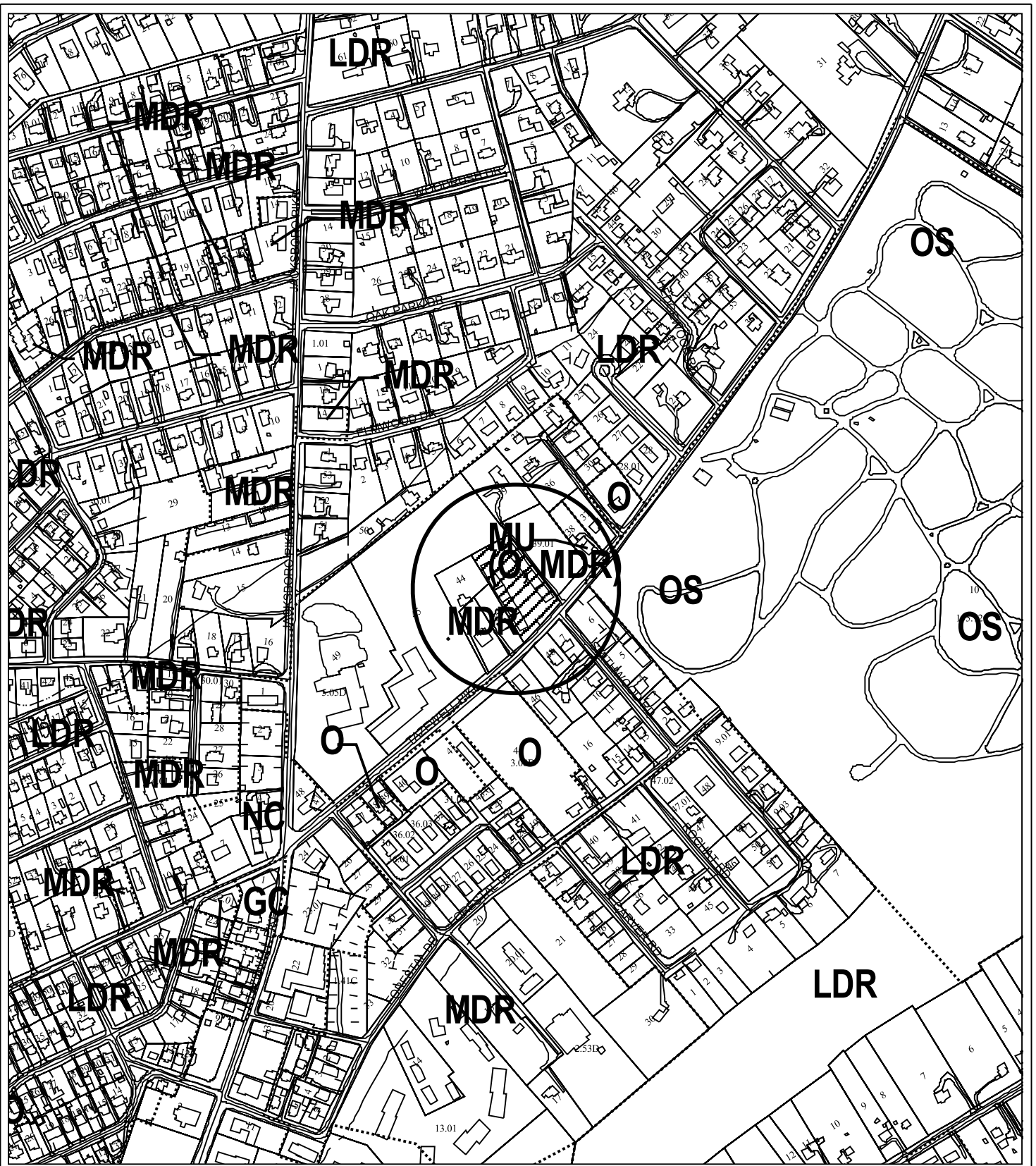
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended O-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes medium density residential uses for this site, consistent with the current R-2 zoning. O-1 uses are very similar in intensity to R-2 uses.
2. With the recommended amendment to O (Office), O-1 zoning will be consistent with the City of Knoxville One Year Plan.
3. This request may lead to future plan amendment and rezoning requests for office in the area. However, the sector plan proposes only medium density residential uses on the northwest side of Tazewell Pike in this area. Future requests will have to be considered case by case, based on their individual merits.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2007 and 2/27/2007. 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-C-07-PA/1-F-07-RZ
 PLAN AMENDMENT

Petitioner: Lisa M. Byrd

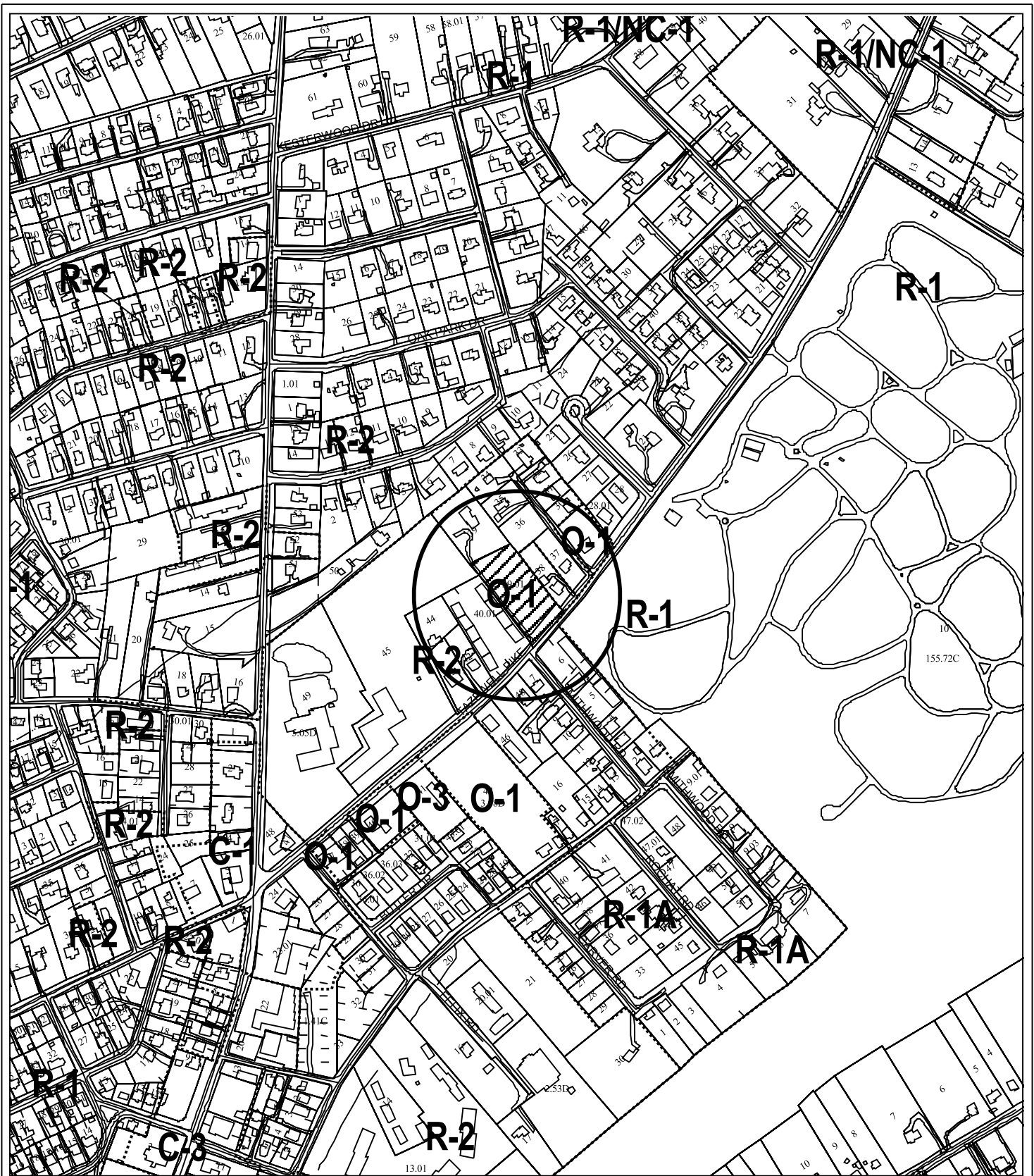
Map No: 58

Jurisdiction: City

From: MDR (Medium Density Residential)
 To: O (Office)

Original Print Date: 12/27/06 Revised: 01/04/07
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-F-07-RZ
REZONING**

Petitioner: Lisa M. Byrd

Map No: 58

Jurisdiction: City



From: R-2 (General Residential)
To: O-1 (Office, Medical, and Related Services)

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

