



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

▶ **FILE #:** 1-H-07-PA

AGENDA ITEM #: 85

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** DART LIVINGSTON
OWNER(S): MRB & ASSOCIATES

TAX ID NUMBER: 147 05301

JURISDICTION: Council District 1

▶ **LOCATION:** Northwest side Topside Rd., east side Alcoa Hwy.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Topside Rd., a minor collector street with 24' of pavement width within 115' of right of way.

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

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

▶ **PROPOSED PLAN DESIGNATION:** O (Office)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Professional offices

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: A right of way closure was approved by MPC for this applicant at the December 14, 2006 meeting to close an unused ROW directly north of this site.

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Gas utility facility / OS (Open Space)
South: Topside Rd. and vacant, wooded land / LDR (Low Density Residential)
East: Topside Rd. - Residential subdivision / LDR (Low Density Residential)
West: Alcoa Hwy. right of way / OS (Open Space)

NEIGHBORHOOD CONTEXT: This property lies between Topside Rd. and Alcoa Hwy. Topside Rd. to the east has been developed with residential uses under RP-1, A and RB zoning. A gas company has equipment on the site to the north, zoned A-1.

STAFF RECOMMENDATION:

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

Office uses are similar in intensity to medium density residential uses and may be more appropriate for this isolated, small site, which is adjacent to a major highway.

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. Office uses are similar in intensity to medium density residential uses.
3. This half acre site is surrounded on three sides by collector or arterial streets, making it less attractive for residential development. An office use may be more appropriate for this particular site.

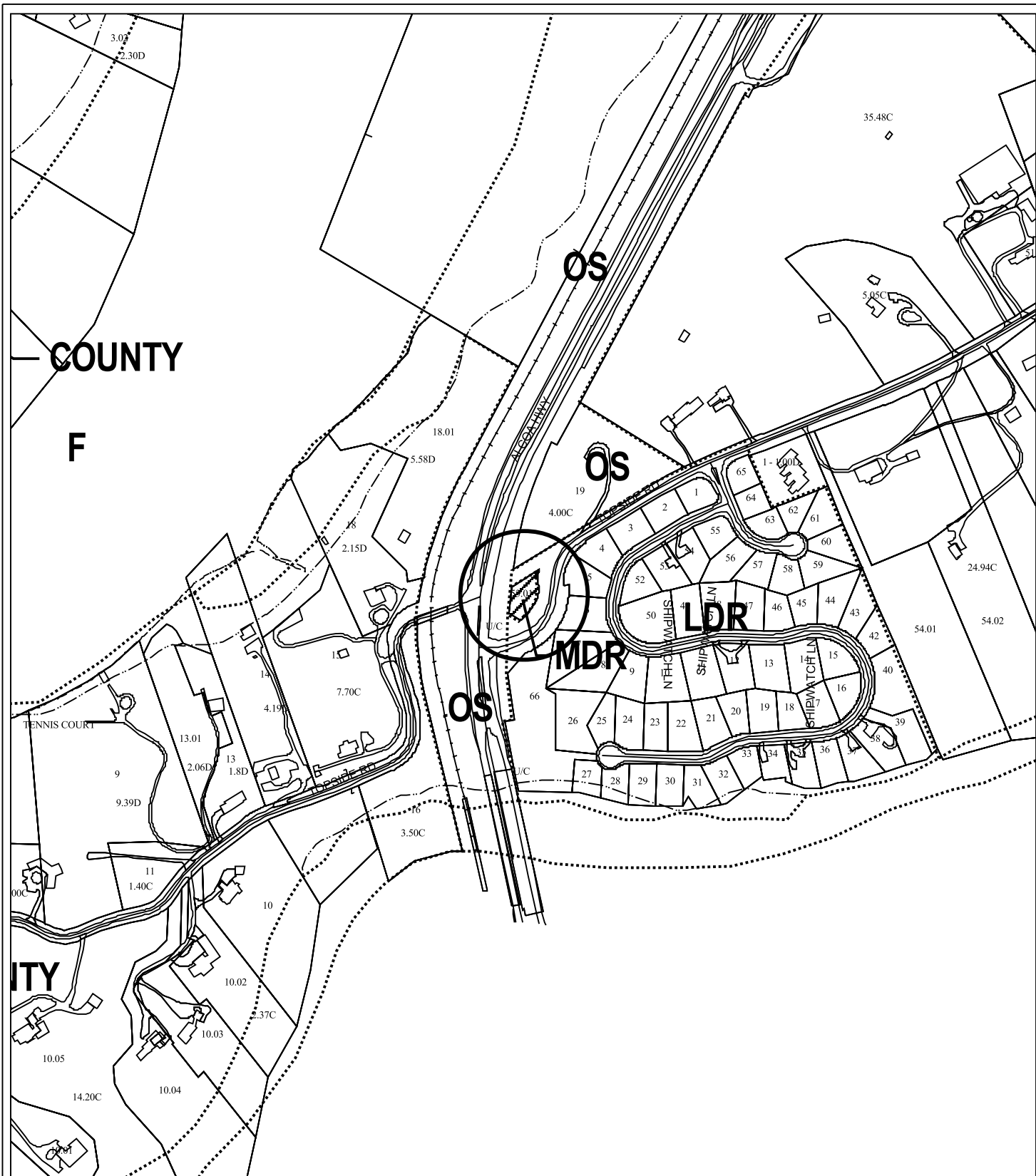
THE EFFECTS OF THE PROPOSAL

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 office plan designation is compatible with surrounding development and zoning and should have a minimal impact on adjacent properties.
4. The interchange at Topside Rd. and Alcoa Hwy. is scheduled for improvements within the next 5 to 10 years. These improvements, depending on how they impact the subject property, may make the site more or less desirable for office development, or it may be necessary for this property to be obtained to accommodate the construction of the future improvements. The future improvements are expected to include connecting this portion of Topside Rd. to the portion on the west side of Alcoa Hwy. with an overpass and adding ramps for access to and from Alcoa Hwy. This would improve what is now a dangerous intersection that could become more dangerous as future development adds more trips to Topside Rd., adding to the turning movements across Alcoa Hwy.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for this site, as it does to the east, down Topside Rd.
2. If this request is approved, staff anticipates that the applicant will bring forward a request for O-1 or another office zone, in order to develop the site with some type of professional office, as proposed.

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.

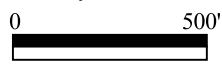


**1-H-07-PA
PLAN AMENDMENT**

Petitioner: Dart Livingston

Map No: 147

Jurisdiction: City



From: MDR (Medium Density Residential)

To: O (Office)

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