



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

▶ **FILE #:** 1-I-07-PA

AGENDA ITEM #: 86

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** JUNE AND RICKY JONES

OWNER(S): SAME

TAX ID NUMBER: 58 P F 016

JURISDICTION: Council District 4

▶ **LOCATION:** Northwest side Cedar Ln., east of Parkdale Rd.

▶ **APPX. SIZE OF TRACT:** 0.77 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Parkdale Rd., a three lane minor collector street in this section, and Cedar Ln., a three lane minor arterial street

UTILITIES: Water Source: KUB

Sewer Source: KUB

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Professional office

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Residence / LDR/ R-1 Residential

South: Cedar Ln., and residences / MDR & LDR/R-2 Residential

East: Residence / LDR/R-1 Residential

West: Parkdale Rd., and apartments / MDR/R-2 Residential

NEIGHBORHOOD CONTEXT: This residential site is surrounded by residential uses that have developed under R-1 and R-2 zones.

STAFF RECOMMENDATION:

▶ **DENY O (Office) designation**

Office designation of this site would be out of character with the surrounding established residential development and zoning pattern. The sector plan proposes medium density and low density residential uses for this area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O (Office) proposal is incompatible with the scale and intensity of the surrounding residential and uses and zoning pattern.
2. No other properties in the immediate area have been designated for office uses
3. The O designation of this corner would allow consideration of O-1 zoning and permit a wide range of office uses that could be considered for other property around this intersection. This would be to the detriment of surrounding residential development and zoning pattern.

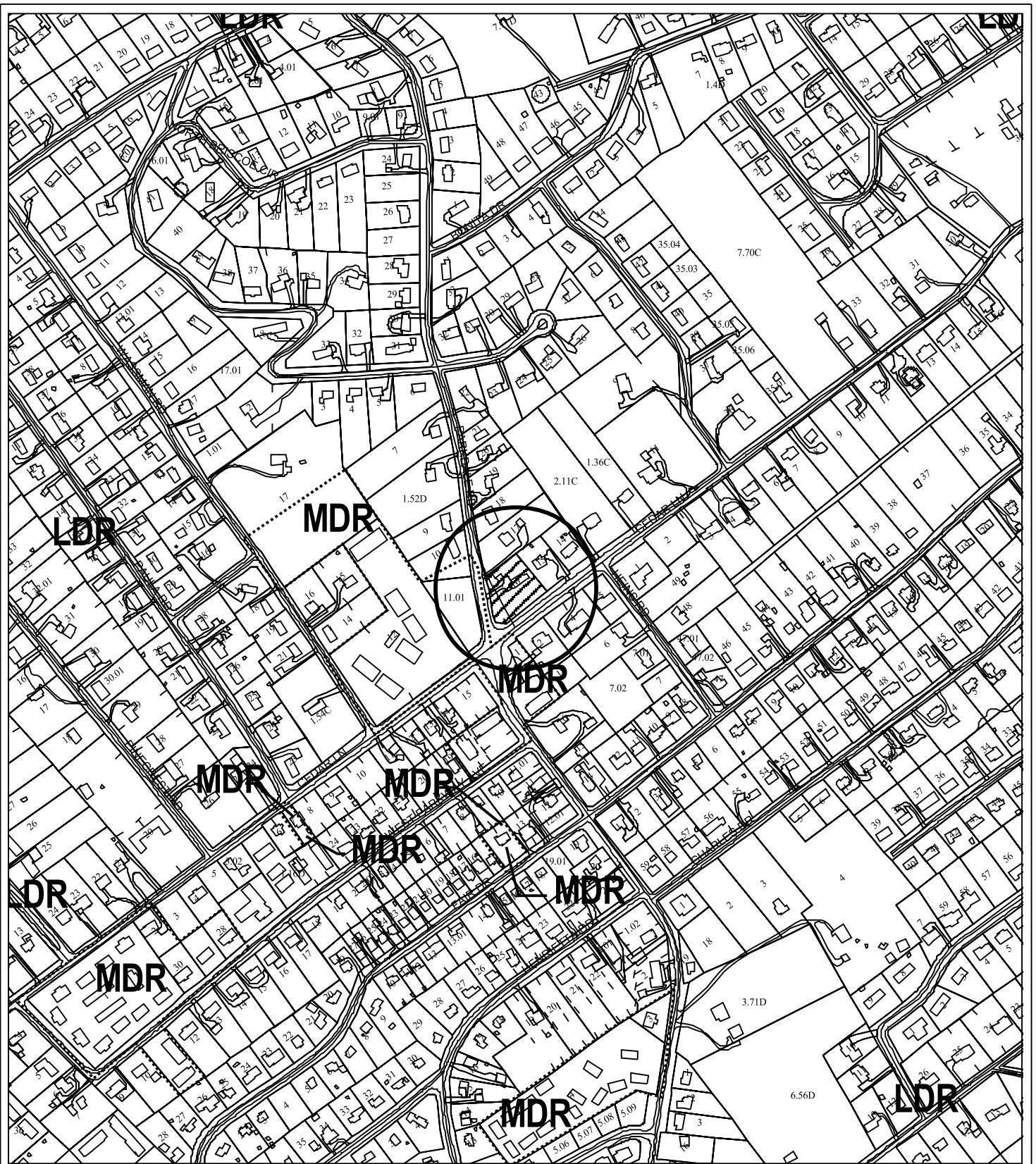
THE EFFECTS OF THE PROPOSAL

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 would intensify the potential redevelopment under the permitted O-1 zone, impact adjacent residential properties and likely lead to additional office requests along Cedar Lane.

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 North City Sector Plan proposes medium density and low density residential uses for this area.
3. Staff would anticipate receiving similar O designation requests along Cedar Lane. in the future if this request is approved.

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-I-07-PA
 PLAN AMENDMENT

Petitioner: June and Ricky Jones

Map No: 58

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

