



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

FILE #: 1-J-07-PA
1-U-07-RZ

AGENDA ITEM #: 82
AGENDA DATE: 1/11/2007

APPLICANT: DAVID WALLACE
OWNER(S): SAME

TAX ID NUMBER: 58 E A 005, 006
JURISDICTION: Council District 4

LOCATION: Southeast side Marion Dr., northeast side Stanton Rd.

TRACT INFORMATION: 0.34 acres.

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

ACCESSIBILITY: Access is via Stanton Rd., a local street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
Sewer Source: KUB

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: Residence

PROPOSED USE: Business office

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted for this site, but other property in the area has been rezoned O-1 for office uses in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
North: Residence and parking lot / MDR/R-2 Residential
South: Office / O/R-2 Residential
East: Residences / MDR/R-2 Residential
West: Offices / O/O-1 Office

NEIGHBORHOOD CONTEXT: This developed site is part of an older neighborhood that has experienced office redevelopment in recent years under O-1 zoning.

STAFF RECOMMENDATION:

APPROVE O (Office) designation

Office designation of this corner is consistent with other non-residential uses and O-1 zoning noted in the area.

APPROVE O-1 (Office Medical and Related Services) zoning

O-1 zoning is consistent with the surrounding development pattern that includes residences, apartments offices and a church surface parking lot.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning of this site for professional/medical office development would be compatible with established uses in the area.
3. The subject property is adjacent to office zoning and uses to the south and east, apartments to the north and commercial establishments to the west.
4. The current R-2 and the proposed O-1 zones are similar in intensity of use. The sector plan proposes LDR uses for the site.

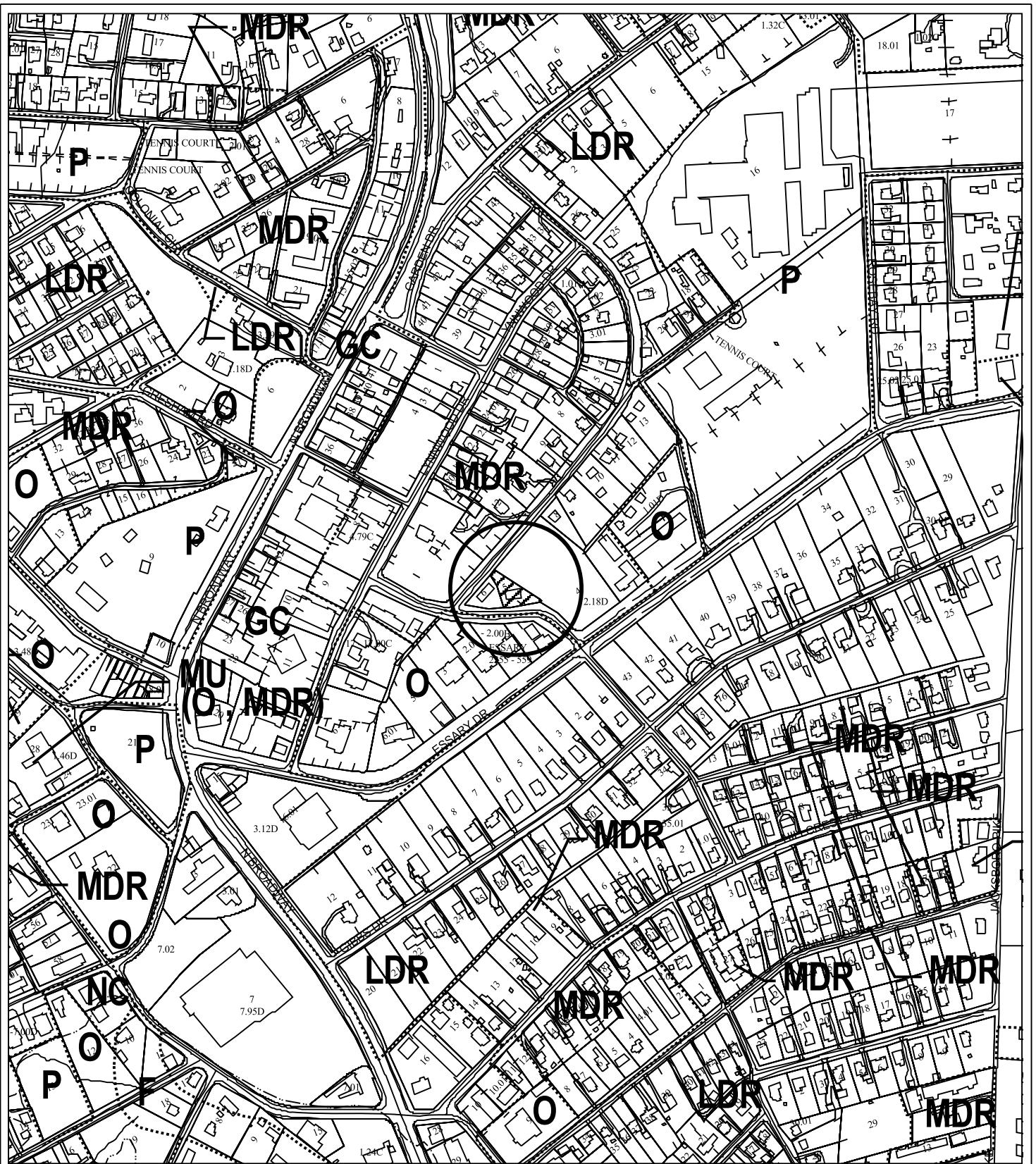
THE EFFECTS OF THE PROPOSAL

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

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment, O-1 zoning will be consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes LDR uses for the site, which is not consistent with the proposal, nor the established use and R-2 zone.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

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-J-07-PA/1-U-07-RZ
 PLAN AMENDMENT

Petitioner: David Wallace

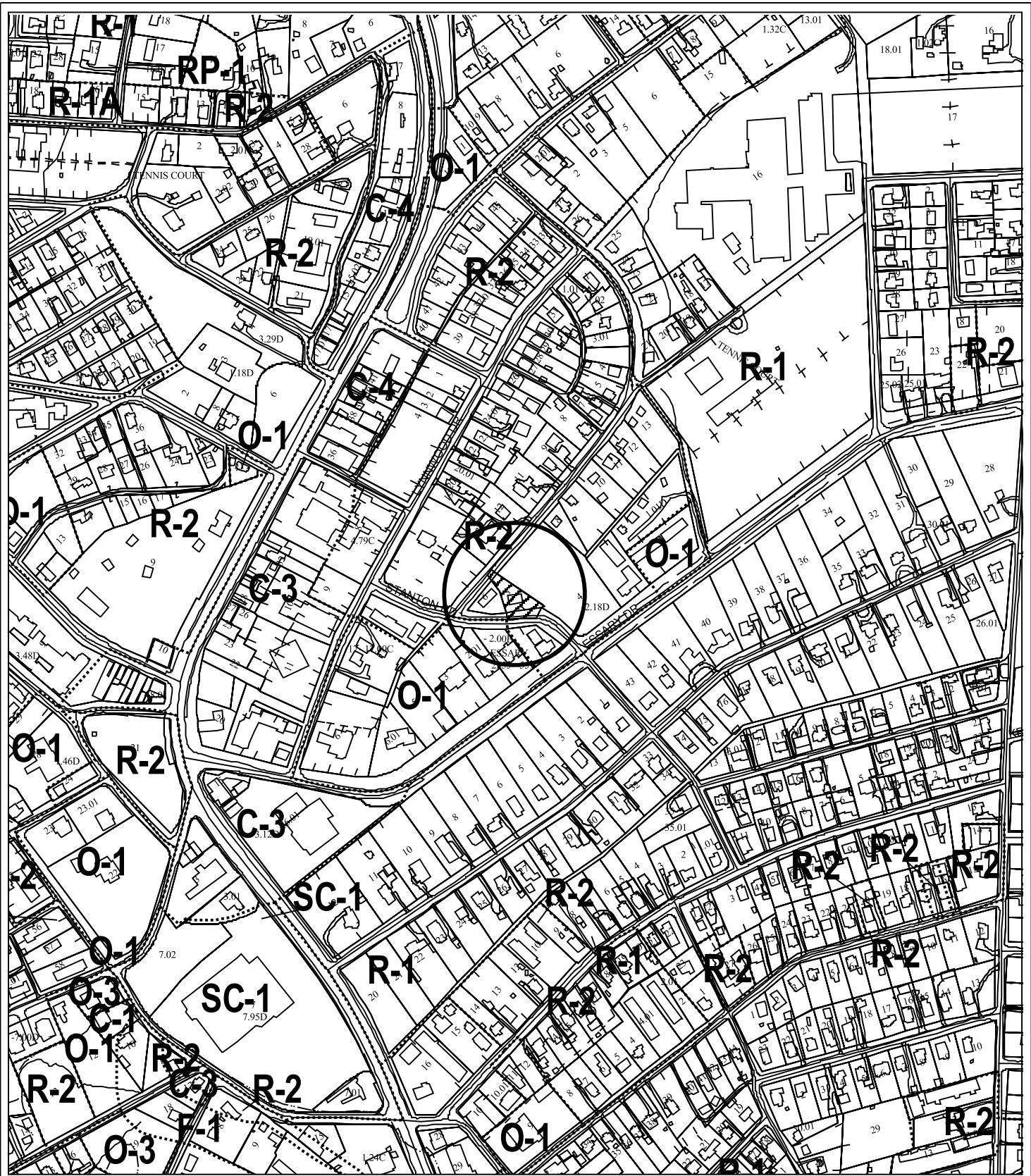
Map No: 58

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





1-U-07-RZ
REZONING

Petitioner: David Wallace

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