



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

**FILE #:** 10-A-07-RZ  
10-B-07-PA

**AGENDA ITEM #:** 58  
**AGENDA DATE:** 10/11/2007

**APPLICANT:** WALDEN PROPERTIES  
**OWNER(S):** PORTER RICHARD A & DAWN E PORTER

**TAX ID NUMBER:** 121 B F 001  
**JURISDICTION:** Council District 2

**LOCATION:** Northeast side Letterman Rd., southeast side Echo Dr.

**TRACT INFORMATION:** 14000 square feet.

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

**ACCESSIBILITY:** Access is via Letterman Rd., a local street with a 20' pavement width within a 40' right-of-way (variance approved 5/11/2006), and Echo Dr., a local street with a 20' pavement width within a 40' right-of-way (variance approved 5/11/2006).

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

**WATERSHED:** Fourth Creek

**PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-3 (General Industrial)

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

**EXISTING LAND USE:** Professional building

**PROPOSED USE:** Professional office building

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, property to the southwest is designated as office.

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Office warehouses / I-3 (Restricted Manufacturing & Warehousing)  
South: Offices & warehouses / I-3 (Restricted Manufacturing & Warehousing) & O-1 (Office, Medical & Related Services)  
East: Office warehouses / I-3 (Restricted Manufacturing & Warehousing)  
West: Offices / I-3 (Restricted Manufacturing & Warehousing), O-1 (Office, Medical & Related Services), & F-1 (Floodway)

**NEIGHBORHOOD CONTEXT:** This site is part of a warehouse and office development that has occurred under C-4, I-3 and O-1 zoning.

**STAFF RECOMMENDATION:**

► **APPROVE O (Office) Sector Plan Designation**

Office uses are appropriate at this location and are consistent with the recently approved West City Sector Plan. The proposal is an extension of office designation from the southwest.

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

This request is a logical extension of O-1 zoning from the southwest. O-1 zoning will allow development that will be compatible in scale and intensity with surrounding uses which have recently transitioned from warehouse uses under I-3 zoning to professional offices uses under O-1 zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. O-1 zoning is compatible with the scale and intensity of surrounding development. This area has slowly transitioned from industrial to professional office uses over the years, and this proposal will continue that trend.
2. The recommended rezoning will result in removal of incompatible light industrial uses from this area.
3. The proposal is compatible with the recently approved West City Sector Plan which proposes office uses.
4. The site is in close proximity to commercial uses to the north along Kingston Pike, and office uses will serve as a transition between those commercial uses to the north and residential uses to the south.

**THE EFFECTS OF THE PROPOSAL**

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

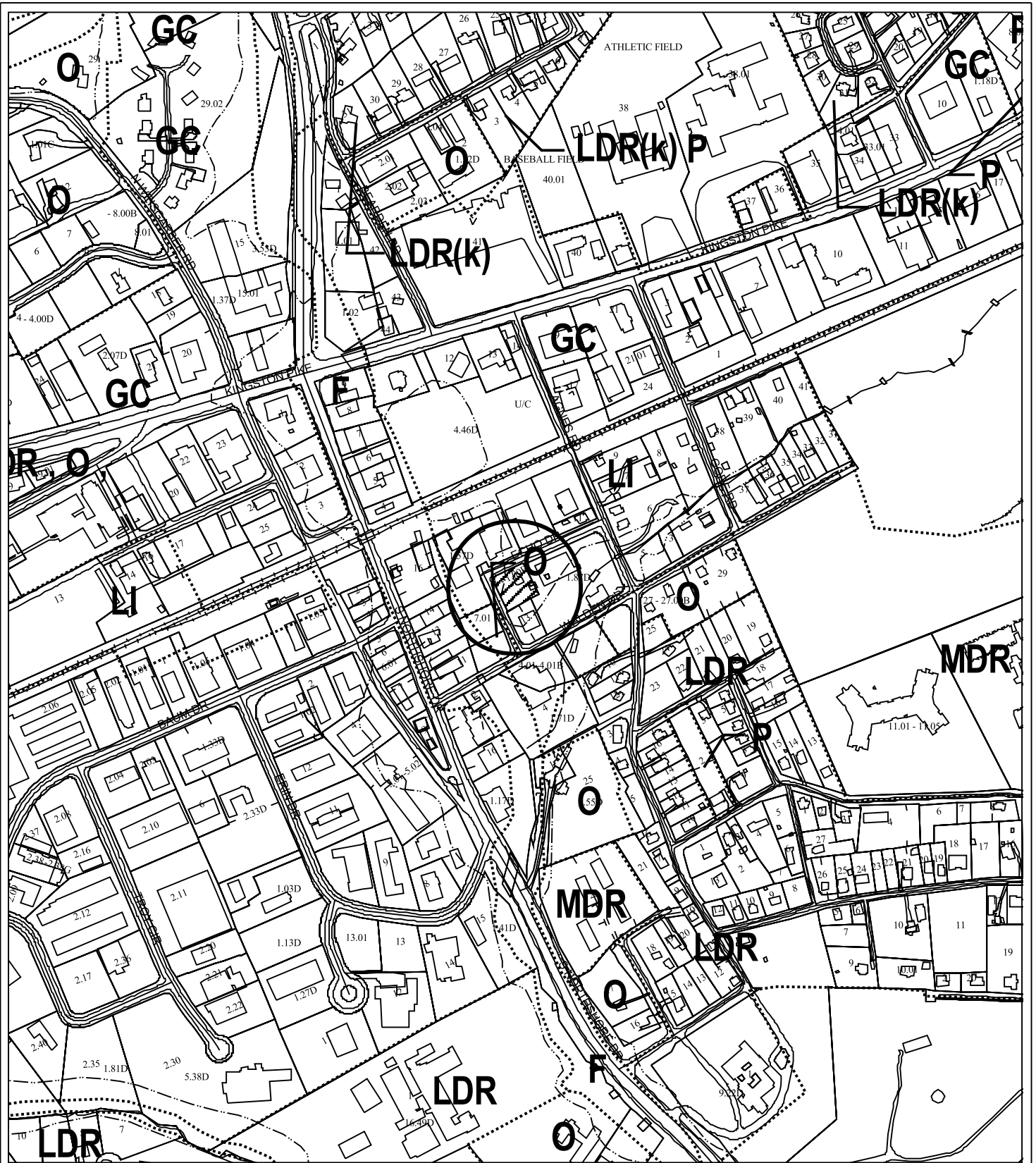
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment to the West City One Year Plan to office, O-1 zoning will be compatible with that plan.
2. This request is consistent with the recently approved West City Sector Plan which proposes offices uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future One Year Plan and rezoning requests for office uses on adjacent industrial properties in this area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2007 and 11/20/2007. 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.




10-B-07-PA/10-A-07-RZ  
 PLAN AMENDMENT

Petitioner: Walden Properties

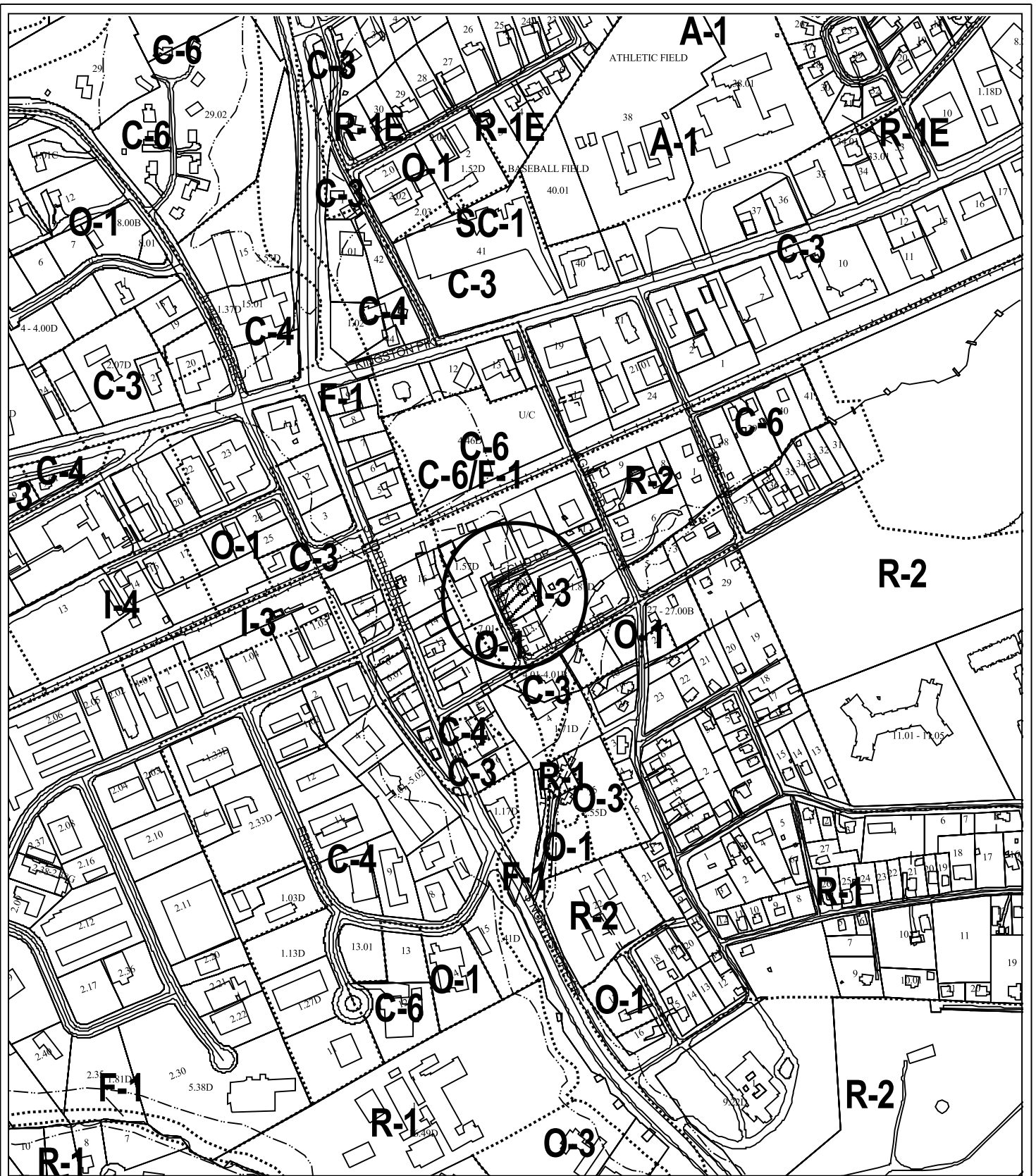
Map No: 121

Jurisdiction: City

 From: LI (Light Industrial)  
 To: O (Office)

Original Print Date: 09/25/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





10-A-07-RZ  
REZONING

Petitioner: Walden Properties

Map No: 121

Jurisdiction: City



From: I-3 (General Industrial)  
To: O-1 (Office, Medical, and related services)

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