



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

FILE #: 10-F-07-RZ
10-E-07-PA

AGENDA ITEM #: 63
AGENDA DATE: 10/11/2007

APPLICANT: EDDIE L. AND JUDY C. HUMPHREY
OWNER(S): HUMPHREY EDDIE LEE & JUDY C

TAX ID NUMBER: 59 J A 019
JURISDICTION: Council District 4

LOCATION: Northwest side Greenway Dr., west side Amber Ridge Way

TRACT INFORMATION: 16625 square feet.

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Greenway Dr., a major collector street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Whites Creek

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

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

EXISTING LAND USE: Residence

PROPOSED USE: Office

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Property was designated LDR and rezoned R-1 following annexation into the City of Knoxville in 1997. (12-V-97-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / O (Office)/I Industrial
South: Businesses / MDR/ I Industrial
East: Vacant land / C / Industrial
West: Businesses / O/ I Industrial

NEIGHBORHOOD CONTEXT: This site is in a mixed use area of businesses and residences that have occurred under I Industrial and RA and R-1 Residential zones.

STAFF RECOMMENDATION:

APPROVE O (Office) designation

Office use of this site is compatible with surrounding residential and business development, is consistent with the land use proposed by the North City Sector Plan and represents a reduction in the level of development intensity allowed by the adjoining industrial property.

▶ **APPROVE O-1 Office, Medical and Related Services) District**

O-1 zoning is compatible with the surrounding zoning and development that includes both residences and businesses within RA, R-1 and I Industrial zones.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Office designation and O-1 zoning are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning is consistent with the surrounding zoning pattern and the office uses proposed on the sector plan for this site.
3. There are industrially zoned properties in the area including directly across Greenway Dr. from this 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. Greenway Dr. is a major collector street that has capacity to handle additional trips that would be generated by office development of this site.
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

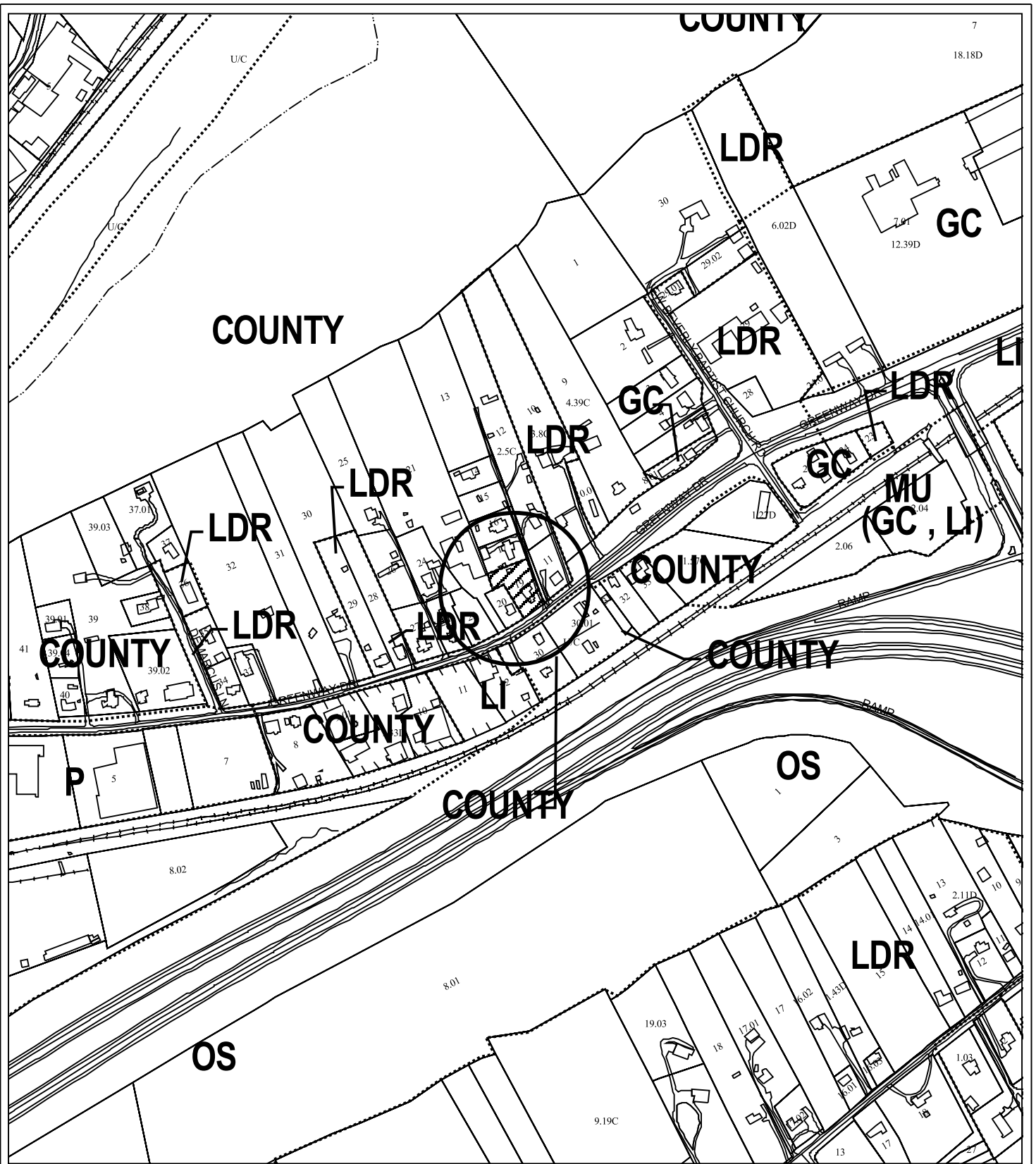
1. The North City Sector Plan proposes office uses for this site.
2. This site is located within the Urban Growth Area (inside city) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for office zoning in the immediate area.

ESTIMATED TRAFFIC IMPACT 191 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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-E-07-PA/10-F-07-RZ
 PLAN AMENDMENT

Petitioner: Eddie L. and
 Judy C. Humphrey
 Map No: 59
 Jurisdiction: City

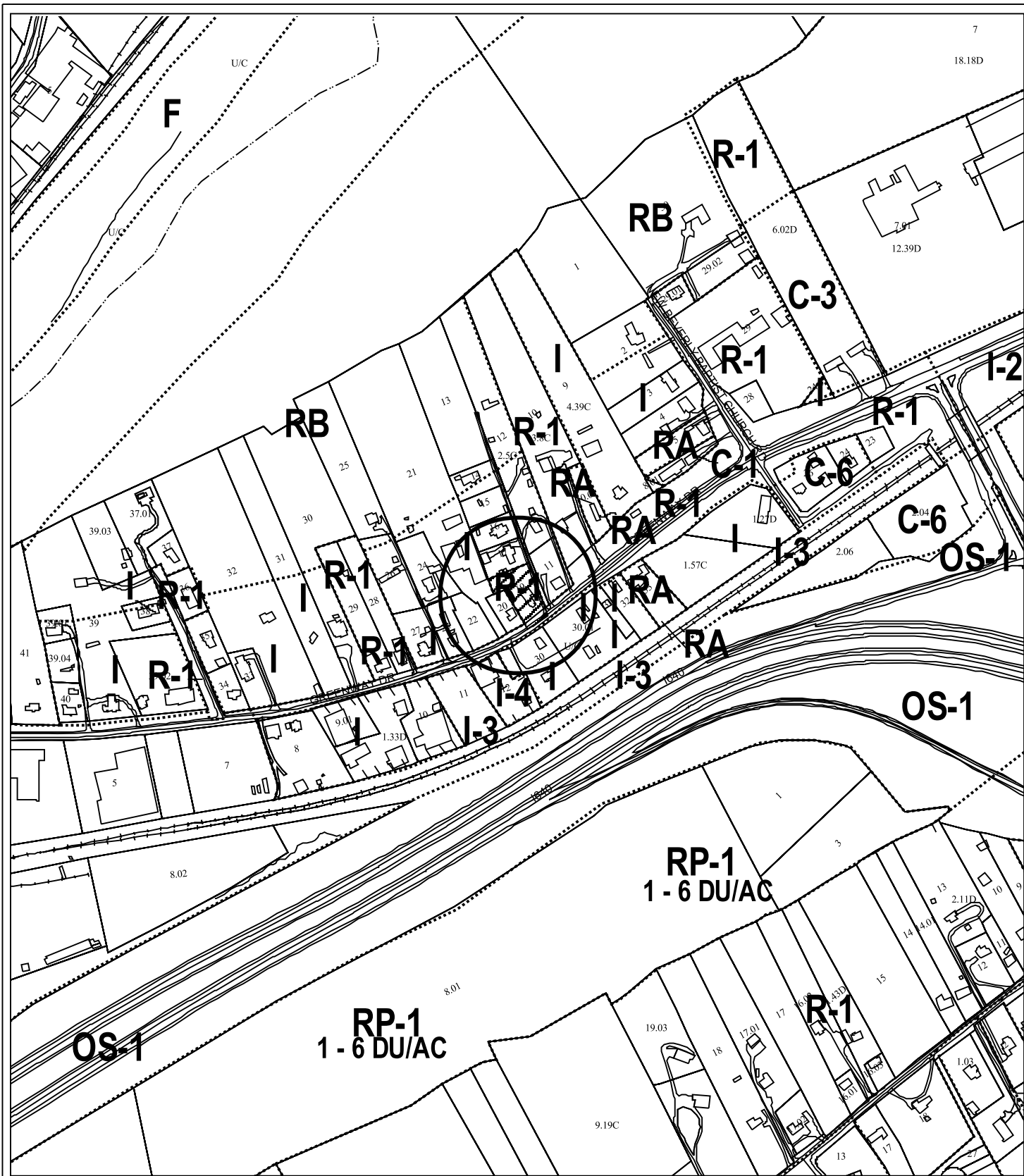


From: LDR (Low Density Residential)

To: O (Office)

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





10-F-07-RZ
REZONING

Petitioner: Eddie L. and Judy C. Humphrey

Map No: 59

Jurisdiction: City



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

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