

▶ **FILE #:** 1-M-08-RZ

**AGENDA ITEM #:** 71

**AGENDA DATE:** 1/10/2008

▶ **APPLICANT:** DAVID A. JOHNSON

OWNER(S): TIMOTHY BLEDSOE

TAX ID NUMBER: 107 F A 009

JURISDICTION: City Council District 2

▶ **LOCATION:** South side Papermill Dr., west of Kalmia Rd.

▶ **APPX. SIZE OF TRACT:** 0.45 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Papermill Dr., a major collector street with 22' of pavement width within 50' of right of way.

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

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** O-3 (Office Park)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Professional office

EXTENSION OF ZONE: Yes, extension of O-3 zoning from the south, east and west

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Shopping center / RP-1 (Planned Residential)  
South: Dwelling / O-3 (Office Park)  
East: Office / O-3 (Office Park)  
West: Dwelling / O-3 (Office Park)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of low and medium density residential, office and commercial uses under R-1, RP-1, O-1 and O-3 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE O-3 (Office Park) zoning.**

O-3 is a logical extension of zoning, is consistent with the One Year Plan and sector plan and is compatible with surrounding development.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-3 is a logical extension of zoning from the south, east and west. This parcel is the only one along this section on the south side of Papermill Dr. that remains zoned R-1.
3. O-3 zoning is consistent with both the One Year Plan and sector plan designations of the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on the school system. The impact to the street system will depend on the type of development proposed, but it should be minimal.
3. The proposal is compatible with the surrounding zoning and will have minimal impact on surrounding properties.

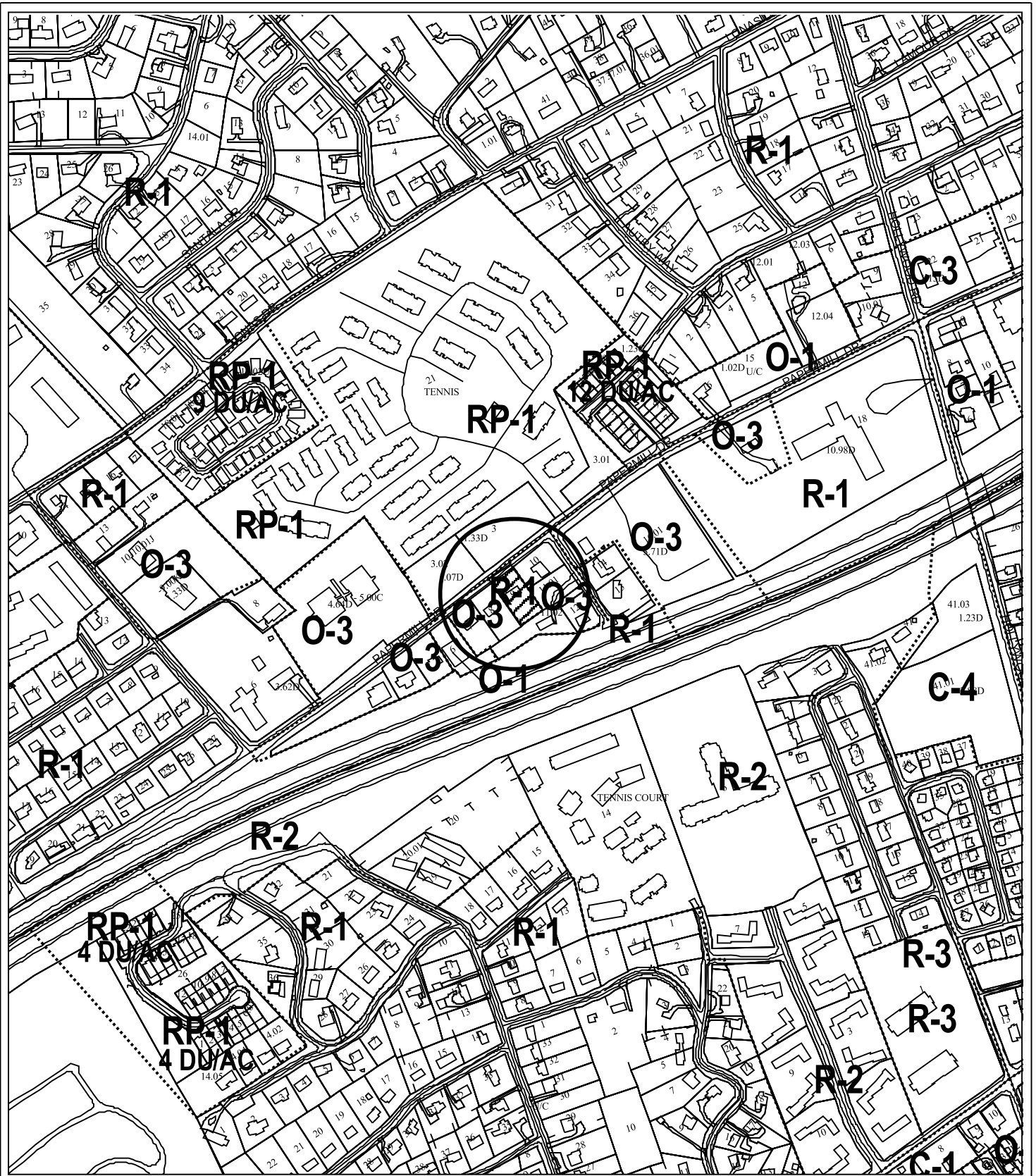
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes office uses for the site, consistent with the proposed O-3 zoning.
2. The One Year Plan proposes mixed uses, including low and medium density residential and office uses, consistent with O-3 zoning.
3. Approval of this request is not likely to lead to future O-3 requests in the immediate area, as all adjacent properties are already zoned O-3.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2008 and 2/26/2008. 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-M-08-RZ  
REZONING

Petitioner: David A. Johnson

Map No: 107

Jurisdiction: City

 From: R-1 (Low Density Residential)  
To: O-3 (Office Park)

Original Print Date: 12/28/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

