



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

▶ **FILE #:** 1-N-08-RZ
1-E-08-PA

AGENDA ITEM #: 72
AGENDA DATE: 1/10/2008

▶ **APPLICANT:** PAULA H. ALLEN
OWNER(S): PAULA & CAROL HARLER

TAX ID NUMBER: 58 L D 028.01
JURISDICTION: Council District 4

▶ **LOCATION:** Northwest side Tazewell Pike, southwest of Fieldcrest Ln.

▶ **TRACT INFORMATION:** 0.27 acres.

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Tazewell Pike, a two lane, minor arterial street with 24' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
Sewer Source: KUB

WATERSHED: First 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:** Residences and office

▶ **PROPOSED USE:** Business office

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / LDR/R-1 Residential
South: Tazewell Pike and cemetery LDR/R-1 Residential
East: Residences / LDR/R-1 Residential
West: Beauty shop / O/O-1 Office

NEIGHBORHOOD CONTEXT: This residential site is located on a section of Tazewell Pike that includes both residential and office uses and zones that have occurred under R-1, R-1A and O-1 zones

STAFF RECOMMENDATION:

▶ **APPROVE O (Office) designation**

Extension of office onto this site is consistent with surrounding development that includes an adjacent beauty

shop within an O-1 Office zone, and will permit the existing residential structure to be converted to a personal office.

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

O-1 zoning of this parcel is consistent with the adjoining O-1 zoning and will permit its use in a manner compatible with surrounding land uses that include residences, offices, a beauty shop, and a cemetery.

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 that include apartments, medical offices and a beauty salon within R-2 and O-1 zones.
2. Other properties in the immediate area have received use-on review approval for a medical office and a technical school, or have been rezoned to O-1 for non-residential use.
3. An Office designation and O-1 zoning are compatible in intensity to the MDR designation and R-2 zoning of other properties in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on schools.
3. The site's access to Tazewell Pike should be able to accommodate the additional traffic generated by any office use.
4. The proposed O-1 zone is compatible with surrounding apartment development and will have a minimal impact on adjacent properties.

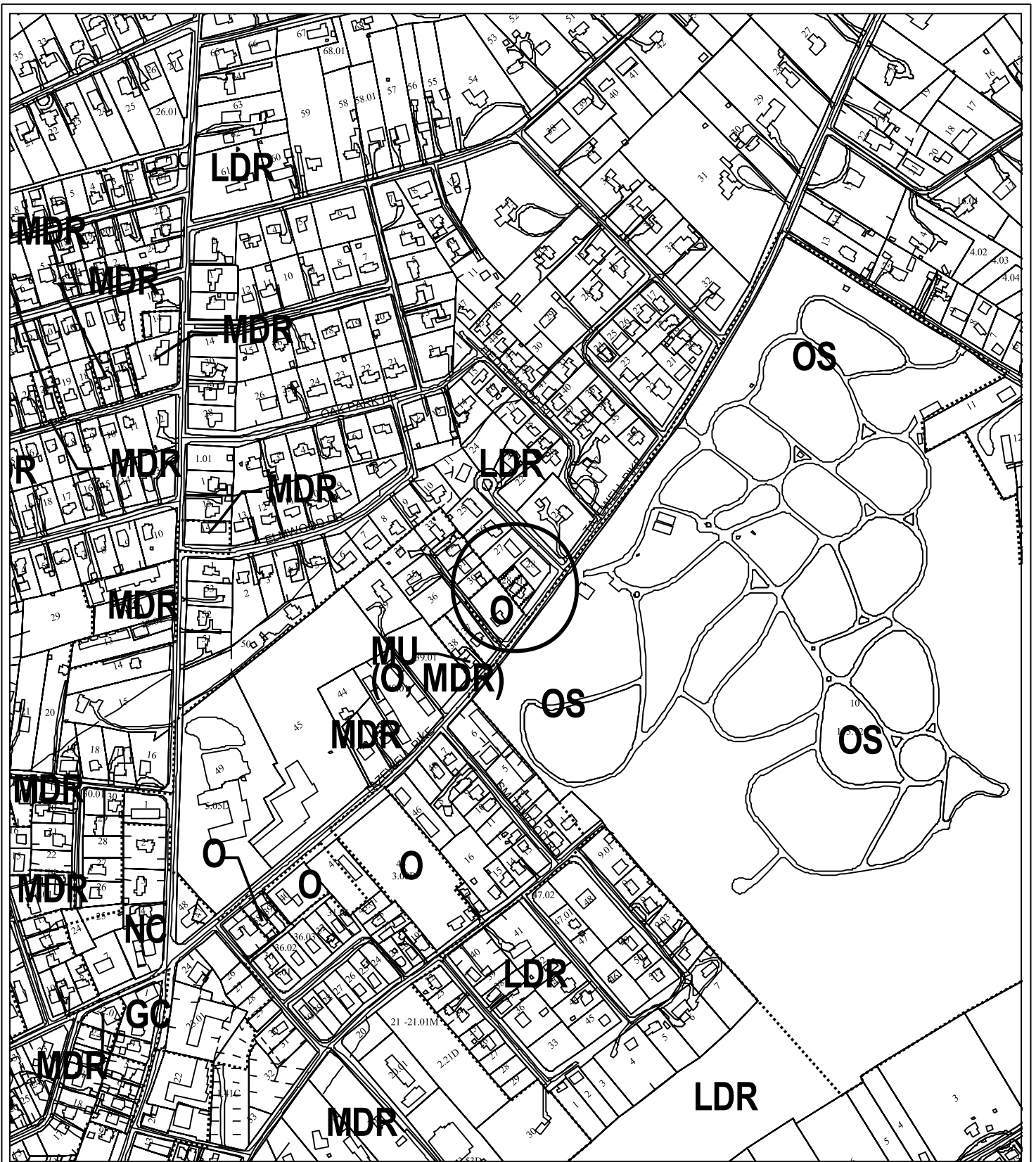
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes low density residential use for this property, The amendment would change this to Office consistent with this proposal and the recent changes to adjacent property to the southwest.
2. The North City Sector Plan proposes low density residential use for this parcel.

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-E-08-PA/1-N-08-RZ
 PLAN AMENDMENT

Petitioner: Paula H. Allen

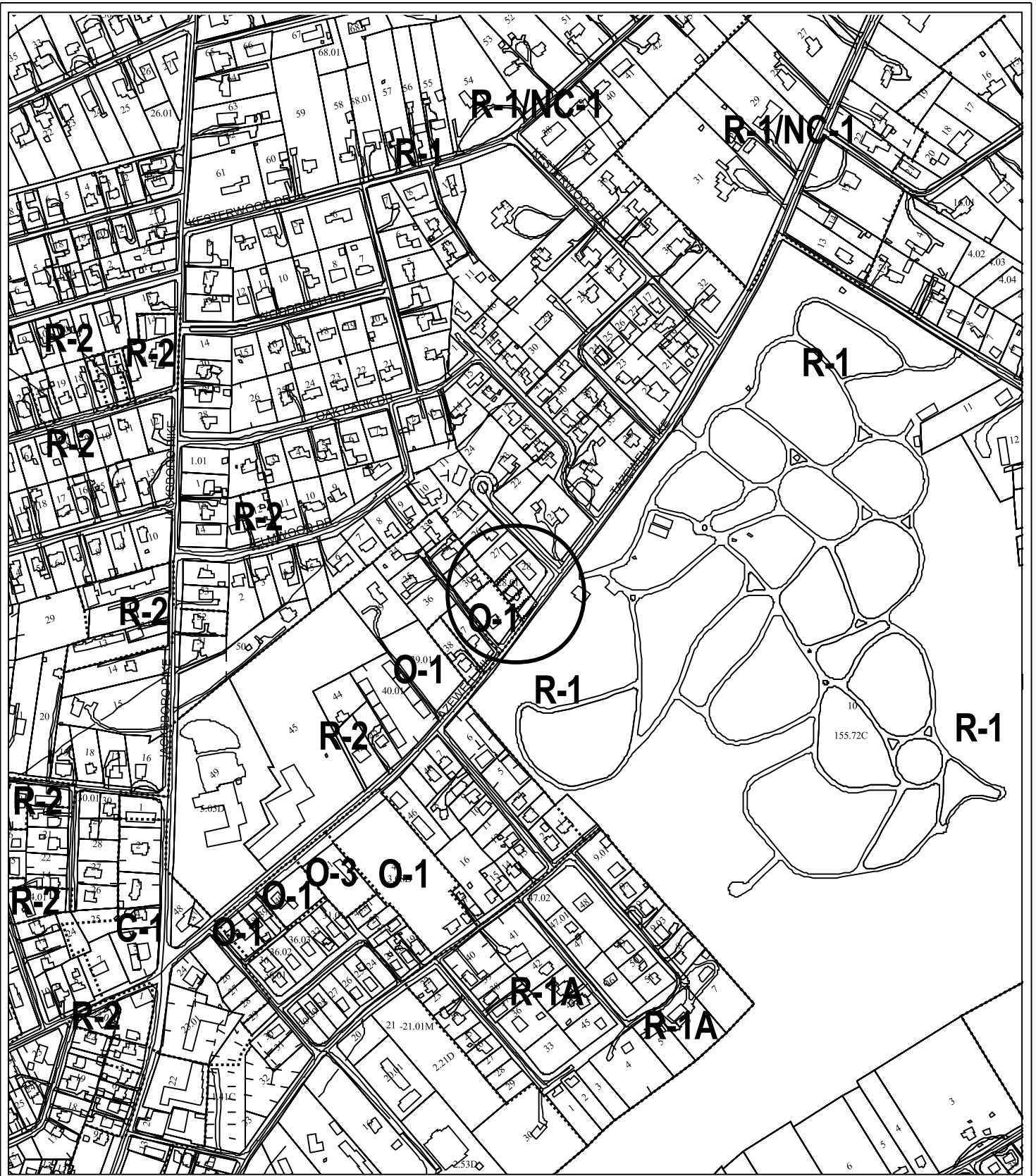
Map No: 58

Jurisdiction: City

 From: LDR (Low Density Residential)
 To: O (Office)

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





**1-N-08-RZ
REZONING**

Petitioner: Paula H. Allen

Map No: 58

Jurisdiction: City



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

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

