



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

▶ **FILE #:** 10-C-08-RZ **AGENDA ITEM #:** 56
 10-C-08-PA **AGENDA DATE:** 11/13/2008

POSTPONEMENT(S): 10/9/08

▶ **APPLICANT:** PAUL TRAUSCH
 OWNER(S): TRAUSCH PAUL J

TAX ID NUMBER: 58 E A PT. OF 003 MAP ON FILE AT MPC
 JURISDICTION: Council District 4

▶ **LOCATION:** Northwest side Essary Dr., southwest of Glenhaven Rd.
 ▶ **TRACT INFORMATION:** 0.2 acres.
 SECTOR PLAN: North City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Essary Dr., a major collector street with 20' of pavement width within 100' of right of way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: First Creek

▶ **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:** Medical office

▶ **PROPOSED USE:** Professional offices (real estate)

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of O designation and O-1 zoning from the northeast

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Apartments / MDR / R-2 (General Residential)
 South: Essary Dr. - House / LDR / R-1 (Low Density Residential)
 East: Offices / O / O-1 (Office, Medical & Related Services)
 West: Library / MDR / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of offices, and low and medium density residential development, under O-1, R-1 and R-2 zoning. Central High School is located to the north and east of site.

STAFF RECOMMENDATION:

▶ **ADOPT resolution #10-C-08-PA, amending the Knoxville One Year Plan to O (Office) for this property. (See attached Exhibit A.)**

Office uses at the front of this site are an extension of the plan designation and use from the northeast and are compatible with the surrounding development pattern.

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

O-1 is a logical extension of zoning from the northeast and is compatible with surrounding development and zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed O designation and O-1 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are logical extensions from the northeast, and are similar in intensity to the existing MDR designation and R-2 zoning.
3. Approval of these requests would permit a wider range of professional offices to be established at this location, similar to adjacent properties. The current R-2 zoning only allows consideration of a medical facility as a use on review.

THE EFFECTS OF THE PROPOSAL

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the new office, but it should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes medium density residential uses for this site, consistent with the current R-2 zoning.
2. This site is located within the Urban Growth Area (Inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests may lead to future requests for office uses in the area. Office uses are already established on numerous nearby properties.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/16/2008 and 12/30/2008. 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.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE CITY OF KNOXVILLE ONE YEAR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knoxville One Year Plan Land Use Map, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Paul Trausch, has submitted an application to amend the One Year Plan from Medium Density Residential to Office for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of the requested amendment to the One Year Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on 11/13/08 after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the amendment to the One Year Plan, with its accompanying, staff report and map, file # 10-C-08-PA.

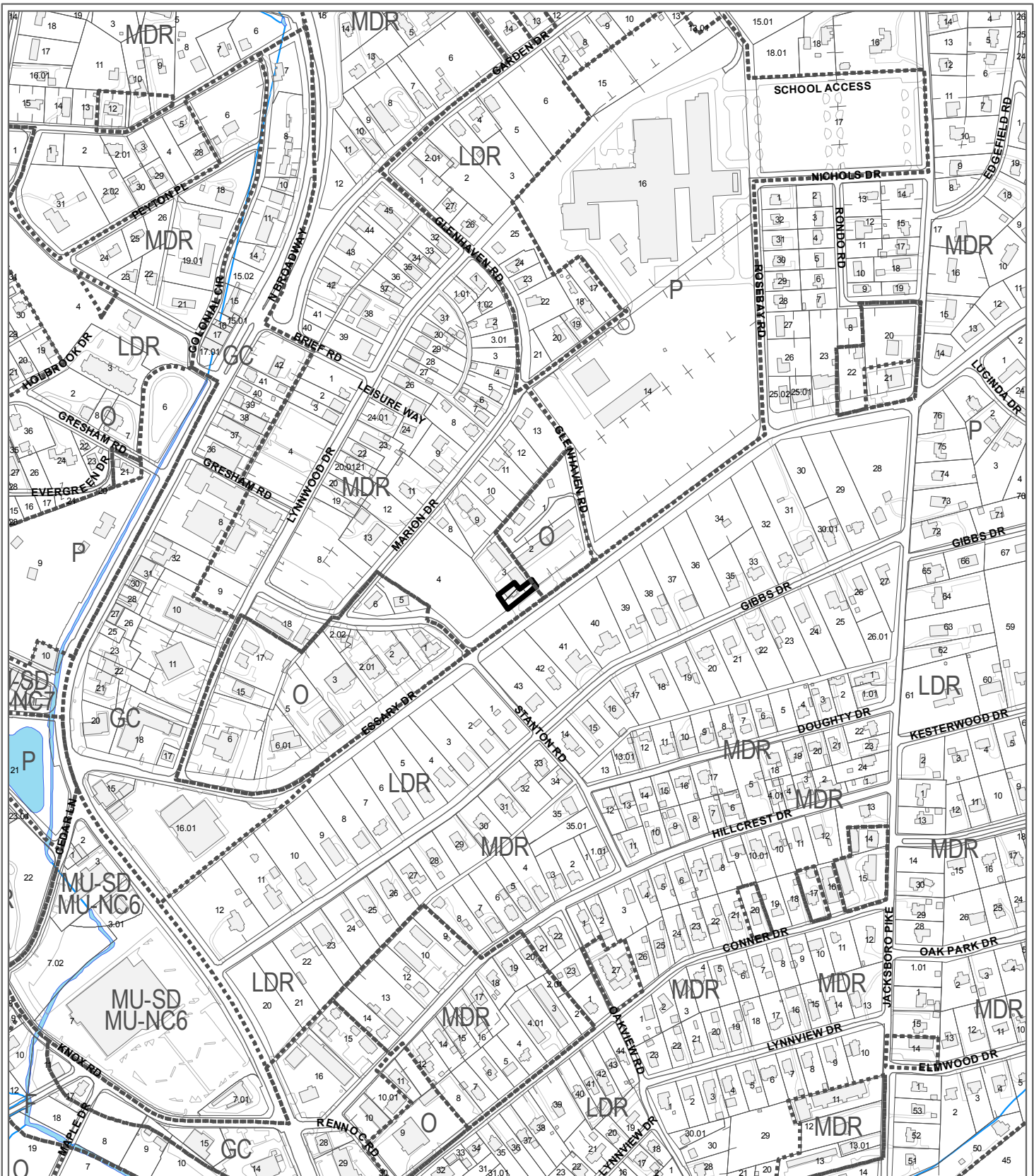
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that the Council of the City of Knoxville likewise consider this amendment to the General Plan 2033.

Date

Chairman

Secretary



**10-C-08-PA / 10-C-08-RZ
PLAN AMENDMENT**

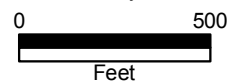
From: MDR (Medium Density Residential)
To: O (Office)

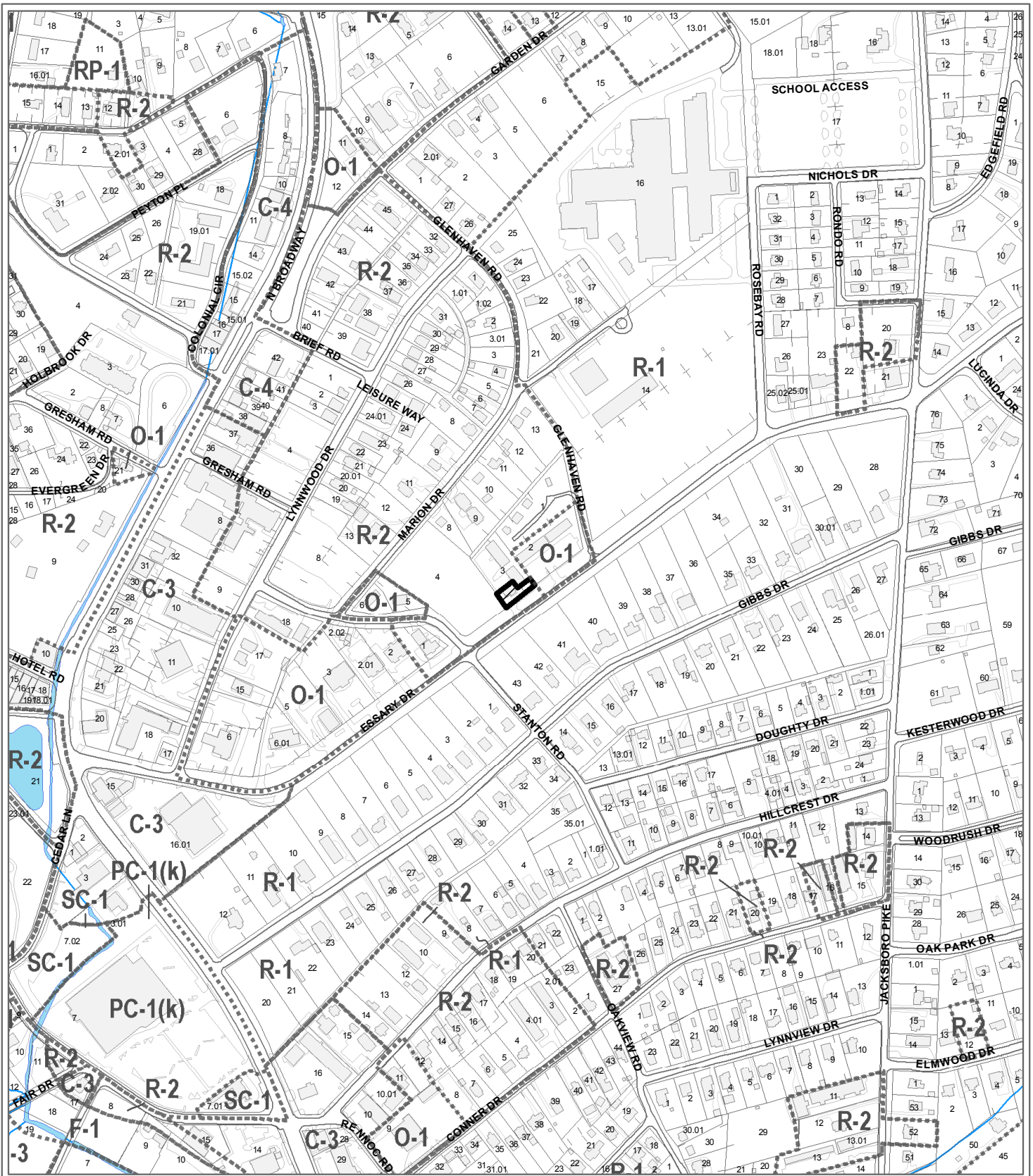


Original Print Date: 9/18/2008
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Trausch, Paul

Map No: 58
Jurisdiction: City





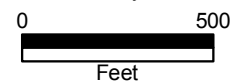
**10-C-08-RZ
REZONING**

From: R-2 (General Residential)
 To: O-1 (Office, Medical, and Related Services)



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