

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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**File Number:** 1-C-04-UR                      **Related File Number:**  
**Application Filed:** 12/8/2003              **Date of Revision:**  
**Applicant:** BEARDEN HILL OFFICE PARTNERS  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North end of Major Reynolds Place, north of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 121 A A 28.06                      **Jurisdiction:** City  
**Size of Tract:** 2.7 acres  
**Accessibility:** Access is via Major Reynolds Place, a local street with 50' of right of way and 25' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Increase in maximum building height from 45' to 61'                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The Knollwood Subdivision, in which the subject parcel is located, has been developed with a few office uses and a few restaurants under O-1 and C-6 zoning. It is located in the Bearden Hill area off of Kingston Pike, and is surrounded by primarily commercial uses and zoning.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 151 Major Reynolds Pl  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services) and C-6 (General Commercial Park) / H-1 (Historical Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE the request for a height increase from 45' to 61' in the O-1 zoning district, subject to 5 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
  2. Meeting all applicable requirements of the Knoxville Department of Engineering.
  3. Meeting all requirements of the Historic Zoning Commission, as outlined in the attached letter from Ann Bennett, dated January 5, 2004.
  4. Meeting all applicable requirements of the Knox County Health Department.
  5. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project.

With the conditions noted above, this request meets all requirements of the O-1 zoning district, as well as other criteria for approval of a use on review.

**Comments:** The applicant is seeking MPC approval to increase the allowable height of the building from 45 feet to 61 feet in the O-1 zoning district. The O-1 zoning district of the Knoxville Zoning Ordinance allows the Planning Commission to consider, on review, requests for an increase in the maximum height limitations. Because the property is located within the H-1 Historical Overlay, the applicant is also seeking approval of Certificate of Appropriateness from the Historic Zoning Commission (HZC). This applicant appeared at the HZC's January 5, 2004 meeting. The approved motions regarding proposed design from that meeting are outlined in the attached letter from Ann Bennett.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed bank/office building has been placed back on the site far enough that it appears no taller than the historic house at the top of the hill, when viewed from the south.
2. The plans show increased side setbacks which far exceed the minimum requirements for approval of a height increase, as stipulated in the O-1 zoning regulations.
3. The subject property is surrounded by commercial and office development, where the building will not be out of character with its surroundings.
4. All utilities are in place to serve this site.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed height increase is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas,
2. The plan meets all requirements of the O-1 zoning district, including special requirements for approval of a height increase, as well as other applicable requirements of the Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL WITH ADOPTED MPC PLANS**

1. The West City Sector Plan proposes office uses for this site, consistent with the request.
2. The City of Knoxville One Year Plan proposes mixed uses, limited to office, medium density residential and historical uses.

**MPC Action:** Approved

**MPC Meeting Date:** 1/8/2004

**Details of MPC action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all requirements of the Historic Zoning Commission, as outlined in the attached letter from Ann Bennett, dated January 5, 2004.
4. Meeting all applicable requirements of the Knox County Health Department.
5. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project.

**Summary of MPC action:** APPROVE the request for a height increase from 45' to 61' in the O-1 zoning district, subject to 5 conditions:

**Date of MPC Approval:** 1/8/2004

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**