

CASE SUMMARY

APPLICATION TYPE: REZONING

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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File Number: 1-E-09-RZ **Related File Number:** 1-D-09-PA
Application Filed: 11/5/2008 **Date of Revision:** 1/8/2009
Applicant: THREE HUGHS PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Northwest side E. Inskip Dr., northeast of Rowan Rd.
Other Parcel Info.:
Tax ID Number: 69 H C 025 & 025.01 **Jurisdiction:** City
Size of Tract: 14000 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 501 E Inskip Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical & Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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

Staff Recomm. (Full): O-1 zoning is similar in intensity to the current R-2 zoning. It is compatible with development and zoning in the surrounding area.

Comments: REZONING REQUIREMENTS:
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
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 of similar or less intensity than much of the surrounding development and zoning.
3. There are many adjacent and surrounding properties in the area that are currently developed with commercial, industrial or attached multi-dwelling residential uses. There is also a large church located to the north, zoned R-2, accessed solely from Rowan Rd.
4. The office/commercial building, currently located on the corner parcel (25.01) has been located on this site since prior to the 1960's, when it was annexed into the City limits of Knoxville, and has been used for office purposes for most of the time since then. The proposal would make the zoning consistent with the building type.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:
1. The O-1 zone, as described in the zoning ordinance, is intended to provide areas for professional, medical and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. Based on the above general intent, this site is appropriate for O-1 development.
3. There is an established office/commercial type building currently located on parcel 25.01. Parcel 25 is developed with a dwelling. Parking for the office building is currently located along Rowan Rd., but could be relocated to the rear of parcel 25 if necessary to meet off-street parking requirements.

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 office use.

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. Similar and greater intensity uses are already established on numerous properties in the surrounding area. Each request should be considered on its own merits.

MPC Action: Approved

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action: O-1 (Office, Medical & Related Services)

Date of MPC Approval: 3/12/2009

Date of Denial:

Postponements: 1/8/09-2/12/09

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/7/2009

Date of Legislative Action, Second Reading: 4/21/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: