

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-H-09-RZ **Related File Number:**
Application Filed: 11/26/2008 **Date of Revision:**
Applicant: KEITH POPE/ BILLY MULLINS

PROPERTY INFORMATION

General Location: South side Division St., east side Cary St.
Other Parcel Info.:
Tax ID Number: 108 A D 022 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility: Access is via Division St., a minor collector street with a 22' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: General office for Juvenile Court Services **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a mixed use area of offices, business, and residential uses that have developed under O-2, C-3 and I-2 zones.

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

Street: 3226 Division St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, the property directly across Cary St., to the west, is zoned C-3.
History of Zoning: None noted

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning. Applicant requested C-3 (General Commercial) zoning.

Staff Recomm. (Full):

O-1 zoning is consistent with other office and business uses found in the area and will accommodate the proposed juvenile treatment facility. The current City of Knoxville One Year Plan proposes MU (Mixed) uses for the site with GC (General Commercial) and O (Office) uses being encouraged. The request for C-3 zoning is consistent with the One Year Plan; however, the Central City Sector Plan proposes office uses for this site.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE CITY GENERALLY:

1. O-1 zoning of this site for office development would be compatible with established office, institutional, multi-family and retail commercial uses located along this section of Division St.
2. The proposal is compatible with the scale and intensity of the current surrounding land uses and zoning pattern.
3. O-1 zoning will accommodate the applicant's proposed use of the property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. O-1 zoning is consistent with the existing O-2 zoning located across Division St. to the north of the subject property.
2. The site is appropriate for development allowed under O-1 zoning.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools.
3. The proposed office will have minimal impact on street traffic.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The current Central City Sector Plan proposed office uses for the site, consistent with the recommended O-1 zoning.
2. The current City of Knoxville One Year Plan proposes MU (GC & O) - mixed uses including general commercial and office uses - for the site, consistent with the proposed C-3 zoning.
3. This request could lead to future requests for O-1 & C-3 zoning on surrounding properties in the area, which are currently zoned I-2.

MPC Action:

Approved as Modified

MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action:

O-1 (Office, Medical & Related Services)

Date of MPC Approval:

1/8/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

1/27/2009

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

If "Other":

Amendments:

17-day effective period waived

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: