

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-M-07-RZ **Related File Number:** 1-F-07-PA
Application Filed: 12/4/2006 **Date of Revision:** 2/20/2007
Applicant: DMP PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side Rocky Hill Rd., north of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 133 E B 007, 008, 009, 010 & 011 **Jurisdiction:** City
Size of Tract: 3.3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings
Surrounding Land Use:
Proposed Use: Any use permitted in the O-1 zone **Density:**
Sector Plan: West 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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and 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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) zoning on parcels 8, 9, 10 & 11. Deny O-1 (Office Medical & Related Services) zoning on parcel 7.

Staff Recomm. (Full): O-1 zoning is compatible with adjacent shopping center zoning as well as the office zoning and uses to the south on the same side of Rocky Hill Rd. By excluding parcel 7, the office zoning would evenly match up to the shopping center zoning located across Rocky Hill Rd. It is in staff's opinion that allowing parcel 7 to be rezoned to office, will create further intrusion into the residential character of the neighborhood.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. These parcels are located in an area which is in transition to non-residential uses. Other residential properties to the south on the west side of Rocky Hill Rd. have been rezoned for office use.
2. The rezoning and One Year Plan amendment would allow office uses to be located directly across from the existing shopping center on Rocky Hill Rd.
3. O-1 zoning will permit the use of the existing residences as offices, which will maintain the same scale of development as found on surrounding properties.

EFFECTS OF THE PROPOSAL

- 1. This change of zoning would not adversely impact traffic flow on this street, which already has school, office and commercial traffic.
2. Public water and sewer are also available to the site.
3. O-1 zoning is consistent with surrounding development and zoning and will not negatively impact surrounding properties. Directly across Rocky Hill Rd. to the east is an existing shopping center. This zoning change will provide a transition between commercial development to the south and the shopping center uses to the east, from the residential uses further north on Rocky Hill Rd.
4. As the existing residences are converted into offices, the boundary between the residential and office zones should be screened with a continuous vegetative buffer found in the Type A Landscape Guidelines (see attached guidelines). This buffer will help to preserve the character of the residential neighborhood and screen any inappropriate office uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Office use of these properties continues to establish an office transition zone and is an extension of the mixed use proposal by the West City Sector Plan.
2. It is anticipated that additional requests for changes from residential to office uses will occur along this street in the future; however, it is in staff's opinion that these properties should be the last to be rezoned to O-1.

MPC Action: Denied

MPC Meeting Date: 4/12/2007

Details of MPC action: DENY O-1 (Office, Medical & Related Services) zoning.

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

Date of MPC Approval: Date of Denial: 4/12/2007

Postponements: 1/11/07-3/8/2007

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: