

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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www.knoxmpc.org

File Number: 1-Z-06-RZ **Related File Number:**
Application Filed: 12/7/2005 **Date of Revision:**
Applicant: NHC CENTER / FT. SANDERS
Owner:

PROPERTY INFORMATION

General Location: East side Twenty Second St., north side Laurel Ave.
Other Parcel Info.:
Tax ID Number: 94 N Q 019 **Jurisdiction:** City
Size of Tract: 0.2 acre
Accessibility: Access is via Twenty-Second St., a minor collector street with 32' of pavement width within 45' of right of way or Laurel Ave., a local street with 31' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Parking and/or future expansion of Ft. Sanders facilities **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low to Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area of Ft. Sanders is developed with a mix of residential, office and institutional uses under R-2, R-3, O-1 and O-2 zoning.

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

Street: 416 Twenty Second St
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, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes, extension of O-1 from the north and east
History of Zoning: None noted for this site

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 O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 is an extension of zoning from the north and east, is compatible with surrounding development and zoning and is consistent with the One Year Plan designation for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There is currently an office building located on the site. There has been a history of rezonings to office in the area surrounding Ft. Sanders Hospital as associated facilities expand and more land is needed for medical related uses.
3. O-1 is a logical extension of zoning from the north and east.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to office and medium density residential uses for this parcel, consistent with this proposal.
2. The Central City Sector Plan proposes low to medium residential uses for this parcel, consistent with the current R-2 zoning of the property.
3. Staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office and institutional uses.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

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

Date of MPC Approval: 1/12/2006

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: 2/14/2006

Date of Legislative Action, Second Reading: 2/28/2006

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:

