

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT

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: 10-A-17-RZ **Related File Number:** 10-A-17-PA
Application Filed: 7/17/2017 **Date of Revision:**
Applicant: DDC DOWELL SPRINGS, LLC

PROPERTY INFORMATION

General Location: West side Dowell Springs Blvd., north side Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 106 D A 00912 **Jurisdiction:** City
Size of Tract: 4.59 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Medical office
Surrounding Land Use:
Proposed Use: Medical facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1311 Dowell Springs Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: PC-1 (Retail and Office Park)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: GC (General Commercial)

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.): DENY the rezoning to PC-1 (Retail & Office Park), consistent with the denial recommendations for the associated plan amendments.

Staff Recomm. (Full): The subject property is developed with a medical office building under O-1 zoning. Although adjacent properties are zoned PC-1, they are developed with office uses, consistent with the plan proposals for Dowell Springs and the surrounding area.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. PC-1 zoning is not necessary as the property is already developed with a medical office building in O-1.
2. The Northwest County Sector Plan and the City of Knoxville One Year Plan both propose office uses for this site, consistent with the current O-1 zoning.
3. Because there is no justification to amend the sector plan or One Year Plan to GC, staff does not support rezoning to PC-1, which would require that the plans be amended to allow commercial zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PC-1 district is established to provide for the unified development of uses ranging from retail stores and services such as are found in neighborhood and community shopping centers to business and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse offsite impacts.
2. The property is not necessarily inappropriate for PC-1 zoning. However, there is no justification to amend the applicable future land use plans to GC in order to consider the requested PC-1 zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant has reasonable use of the property under the current O-1 zoning. The site is already developed with a large medical office building.
2. It is staff's understanding that a variance request to allow larger signs was denied by the Knoxville Board of Zoning Appeals. The request for PC-1 zoning, if approved, would allow larger signs because it is a commercial zone rather than office. Staff is of the opinion that the current sign could be redesigned and/or relocated to provide better visibility to patients visiting the medical office.
3. Public water and sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With approval of the requested One Year Plan amendment to GC, the requested PC-1 zoning would be consistent with the plan.
2. With approval of the associated Northwest County Sector Plan amendment to GC (10-A-17-SP), the requested PC-1 zoning would be consistent with the sector plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This current zoning does not present any apparent conflicts with any adopted plans, and should be maintained.

Action: Approved

Meeting Date: 10/12/2017

Details of Action: RECOMMEND that City Council APPROVE PC-1 (Retail & Office Park) zoning.

Summary of Action: PC-1 (Retail and Office Park)

Date of Approval: 10/12/2017

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: 11/7/2017

Date of Legislative Action, Second Reading: 11/21/2017

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: