

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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Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 10-B-14-RZ **Related File Number:** 10-B-14-PA
Application Filed: 7/16/2014 **Date of Revision:**
Applicant: CINDY BRADLEY

PROPERTY INFORMATION

General Location: Northwest side Cedar Ln., northeast of Rowan Rd.
Other Parcel Info.:
Tax ID Number: 68 D E 011 **Jurisdiction:** City
Size of Tract: 2.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Business/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: 609 Cedar Ln
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: LDR (Low Density Residential)
Requested Plan Category: O (Office)

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 on a portion of the property. (See attached MPC staff recommendation map.), subject to 3 conditions.

Staff Recomm. (Full):

1. Approximately seven lined parking spaces are currently located within public right-of-way at the front of the site along Cedar Ln. These parking spaces must be removed, in accordance with policies of the Knoxville Department of Engineering. All required and other parking must be located within the subject parcel.
2. Part of the existing, lined parking lot to the southwest of the building is also located within public right-of-way. This parking area must be redesigned in such a way to remove all parking from within public right-of-way and reduce the width of the driveway entrance to Cedar Ln., in accordance with current requirements of the Knoxville Department of Engineering.
3. No access to the site shall be taken from Ozark Ln. along the northwest property line, except for driveway access to detached dwellings in the R-1 zone, as recommended by staff.

With the above recommended conditions, O-1 zoning is appropriate for the recommended portion of the site. O-1 zoning is compatible with the scale and intensity of surrounding development and zoning pattern. If so desired, MPC could add a condition to exclude certain uses that may be deemed inappropriate at this particular location. This condition could read as follows: 'The following O-1 uses shall be prohibited on this site: (insert specific uses here)'.

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. O-1 zoning for the subject property creates a portion of a transitional area between commercial uses to the southwest and residential uses to the north and east.
2. O-1 uses are compatible with the surrounding land use and zoning pattern. The current R-1 zoning does not allow apartments or halfway houses, so, if MPC desires, a condition could be added to exclude these and other uses deemed inappropriate for this location.
3. The site is already developed with a church building that has been there for quite some time. It is currently vacant and for sale. O-1 zoning will allow more flexibility in finding potential users for the site.

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

1. The O-1 zone, as described in the zoning ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings 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, the recommended portion of the site is appropriate for O-1 zoning.
3. The narrow portion of the site is recommended to remain zoned R-1 to allow appropriate detached residential development within that area.

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 recommendation is compatible with the surrounding land uses and zoning pattern.
2. The recommendation will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle any additional traffic generated by allowing office uses on the site, and the site's location is appropriate for transitional office uses between commercial and residential uses.

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 the recommended amendment to the North City Sector Plan to office on the accompanying application (10-B-14-SP), O-1 zoning would be consistent with the plan.
2. With the recommended amendment of the City of Knoxville One Year Plan to O, the proposed O-1 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/9/2014

Details of Action: RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning on a portion of the property. (See attached MPC staff recommendation map.), subject to 3 conditions.

1. Approximately seven lined parking spaces are currently located within public right-of-way at the front of the site along Cedar Ln. These parking spaces must be removed, in accordance with policies of the Knoxville Department of Engineering. All required and other parking must be located within the subject parcel.
2. Part of the existing, lined parking lot to the southwest of the building is also located within public right-of-way. This parking area must be redesigned in such a way to remove all parking from within public right-of-way and reduce the width of the driveway entrance to Cedar Ln., in accordance with current requirements of the Knoxville Department of Engineering.
3. No access to the site shall be taken from Ozark Ln. along the northwest property line, except for driveway access to detached dwellings in the R-1 zone, as recommended by staff.
4. Use of the property is limited to business and professional offices only. (Added by MPC)

Summary of Action: approve O-1 Office, Medical, and Related Services zoning on a portion of the property subject to 4 conditions the 4th condition being limited to business and professional offices.

Date of Approval: 10/9/2014 **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: 1/6/2015

Date of Legislative Action, Second Reading: 1/20/2015

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 11-2014 to 1-6-2015

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: