

**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-D-15-RZ      **Related File Number:** 10-A-15-PA  
**Application Filed:** 8/21/2015      **Date of Revision:**  
**Applicant:** BETSY BRENT

**PROPERTY INFORMATION**

**General Location:** West side Piney Grove Church Rd., north of Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 106 J A 028      **Jurisdiction:** City  
**Size of Tract:** 0.42 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Barber shop / insurance office  
**Surrounding Land Use:**  
**Proposed Use:** Veterinary clinic      **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:** 921 Piney Grove Church Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** C-1 (Neighborhood Commercial)  
**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:** NC (Neighborhood Commercial)  
**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.

**Staff Recomm. (Full):** O-1 zoning will create a transitional area between commercial uses to the south and residential uses to the north. O-1 zoning is compatible with the scale and intensity of surrounding development and zoning pattern. O-1 zoning is similar in intensity to the current C-1 zoning and is equally appropriate as a transitional land use. The sector plan and the recommended amendment to the One Year Plan both support office uses at this location.

**Comments:** The applicant proposes to start a veterinary clinic at this location. This use is not permitted under the current C-1 zoning. The requested O-1 zoning allows consideration of a veterinary clinic as a use on review, subject to approval by MPC. There is adequate yard area to allow for outdoor dog runs and landscape screening, if necessary.

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 transitional area between commercial uses to the south and residential uses to the north.
2. O-1 uses are compatible with the surrounding land use and zoning pattern.
3. The site is about a half acre, and is developed with a commercial building and parking. There is a back yard area that could be utilized if necessary for the new use.
4. Establishing office uses at this location maintains the current stopping point for non-residential uses heading north from Middlebrook Pike.

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, this site is appropriate for O-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 recommended O-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. O-1 zoning 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 City of Knoxville One Year Plan to office on the accompanying application (10-A-15-PA), O-1 zoning would be consistent with the plan.
2. The Northwest County Sector Plan proposes office uses for the site, consistent with the proposed O-1 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. This recommended O-1 zoning does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 10/8/2015

**Details of Action:**

**Summary of Action:** O-1 (Office, Medical, and Related Services)

**Date of Approval:** 10/8/2015 **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:** 11/10/2015 **Date of Legislative Action, Second Reading:** 11/24/2015

**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:**