

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 10-D-18-RZ      **Related File Number:** 10-C-18-PA  
**Application Filed:** 7/20/2018      **Date of Revision:**  
**Applicant:** FRANK SPARKMAN

## PROPERTY INFORMATION

**General Location:** South side Midland Avenue, west of Colony Way  
**Other Parcel Info.:**  
**Tax ID Number:** 107 N E 011      **Jurisdiction:** City  
**Size of Tract:** 0.34 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Professional Office Building      **Density:**  
**Sector Plan:** West City      **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 3900 Midland Ave  
**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:** 4-B-08-RZ R-2 to O-1  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium 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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Jeff Archer

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 is comparable in intensity to the current R-2 zoning and has a similar impact to the surrounding area. The site is accessed via Midland Ave. and does not have access to Lyons View Pike. On 11/28/2016, the Planning Commission recommended O-1 with two conditions on the property immediately to the west the conditions included, (1) "use on review approval by the Planning Commission is required prior to office occupancy" and (2) "existing building must remain."

Comments: REZONING REQUIREMENT FROM ZONING ORDINANCE (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. In 2017, the parcel immediately to the west (Parcel #107NE012) was rezoned from R-2 to O-1 which introduced a change in the area.

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

1. O-1 zoning allows uses that are compatible with the scale and intensity of the surrounding land uses and zoning pattern. There are several office developments in the immediate area.
2. O-1 is an extension of zoning from the north and west.
3. O-1 zoning is similar in intensity to the current R-2 zoning and is consistent with the One Year Plan.

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. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The impact on the street system will depend specifically on what type of development is proposed. This impact, however, should be minimal considering the size of the site.
3. O-1 zoning is compatible with surrounding development and zoning and the impact on adjacent properties should be minimal.

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. The West City Sector Plan (2007) proposes medium density residential uses for this site, consistent with the current R-2 zoning of the site.
2. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
3. This request may lead to future rezoning requests for office uses in the area.

Action: Approved

Meeting Date: 10/11/2018

Details of Action:

**Summary of Action:** RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

**Date of Approval:** 10/11/2018

**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:** 11/6/2018

**Date of Legislative Action, Second Reading:** 11/20/2018

**Ordinance Number:**

**Other Ordinance Number References:** O-168-2018

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**