

# CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



**File Number:** 10-E-19-RZ                      **Related File Number:** 10-C-19-PA  
**Application Filed:** 8/15/2019                      **Date of Revision:**  
**Applicant:** MICHAEL B. COLLINGWOOD

## PROPERTY INFORMATION

**General Location:** One block south of Tazewell Pike on the north side of Forestal Drive, southwest of Rochat Road  
**Other Parcel Info.:**  
**Tax ID Number:** 58 L E 017                      **Jurisdiction:** City  
**Size of Tract:** 0.13 acres  
**Accessibility:** Forestal Drive is a local road with a 15-foot pavement width and a right-of-way width that ranges from 35 to 38 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant parcel  
**Surrounding Land Use:**  
**Proposed Use:** Office for video production company                      **Density:** n/a  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This street consists of small lot (0.2 ac. is typical) single-family residential dwellings, condos next door and southwest across the street, and a cemetery at the street's terminus 534 feet to the east. Tazewell Pike wraps around this neighborhood to the east and north, and is lined by commercial developments on both sides.

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

**Street:** 429 Forestal Drive  
**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:** N/A  
**Extension of Zone:** Yes, O-1 zoning is adjacent to the north and west  
**History of Zoning:** None noted for this property

## 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

Variations Requested:

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approval of O-1 (Office, Medical, and Related Services District) zoning.

Staff Recomm. (Full): Staff recommends approval of the requested O-1 (Office, Medical, and Related Services District) zoning since it is a minor extension of that zone.

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. There are no significant recent changes that would warrant a rezoning. However, the street has a mix of residential uses and is close to a major arterial, making it a good candidate for a converted office structure.

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

1. The proposed amendment to O-1 (Office, Medical, and Related Services District) zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. Adaptive reuse of this house into an office for a video production company would not generate a lot of traffic or parking and therefore would have a minimum impact on neighbors.

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 property is in a School Parental Responsibility Zone, but since this is not a well-traveled street and the applicant is not making changes to the existing structure, staff is not recommending sidewalk installation here.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
3. The proposed amendment is consistent with and not in conflict with any adopted plans.

Action: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved O-1 (Office, Medical, and Related Services District) zoning since it is a minor extension of that zone and Forestal Drive has developed with mixed residential uses and a small office use should not create any detrimental impacts on the adjacent uses.

Date of Approval: 10/10/2019

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:** 11/5/2019

**Date of Legislative Action, Second Reading:** 11/19/2019

**Ordinance Number:**

**Other Ordinance Number References:** O-154-2019

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**