

CASE SUMMARY

APPLICATION TYPE: REZONING

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-F-02-RZ **Related File Number:** 10-D-02-PA
Application Filed: 9/11/2002 **Date of Revision:**
Applicant: JIM HOLLEMAN
Owner:

PROPERTY INFORMATION

General Location: West side Rocky Hill Rd., northwest of S. Northshore Dr., east of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 133 E B 8, 9, & 10 **Jurisdiction:** City
Size of Tract: 1.9 acres
Accessibility: Access is via Rocky Hill Rd., a local street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

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

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

Street: 1227 Rocky Hill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted for this site, but other nearby property has been zoned O-1 recently.
Extension of Zone: No
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

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

Staff Recomm. (Full): O-1 zoning is compatible with adjacent commercial zoning and uses across the street as well as office zoning and uses to the south on the same side of Rocky Hill Rd. The West City Sector Plan proposes mixed uses limited to office or medium density residential for parcel 10 and low density residential uses for parcels 8 and 9.

Comments: A. Need and Justification for the Proposal
1. These parcels are located in an area which is in transition to non-residential uses. Other residential properties to the south on the west side of Rocky Hill Rd. have been rezoned for office use.
2. O-1 zoning will permit the use of the existing residences as offices, which will maintain the same scale of development as found on surrounding properties.
B. Effects of Proposal
1. This change of zoning would not adversely impact traffic flow on this street, which already has school, office and commercial traffic. Public water and sewer are also available to the site.
2. O-1 zoning is consistent with surrounding development and zoning and will not negatively impact surrounding properties.
3. Commercial uses are located across the street from these properties with the residential uses located to the rear and sides of the subject properties.
4. The zoning change continues to establish a contiguous transition of office uses between commercial and residential development.
C. Conformity with the General Plan
1. Office use of these properties continues to establish an office transition zone and is an extension of the mixed use proposal by the West City Sector Plan.
2. It is anticipated that additional requests for changes from residential to office uses will occur along this street in the future.
3. Office development is a reasonable reuse of the properties.

MPC Action: Denied

MPC Meeting Date: 10/10/2002

Details of MPC action: DENY O-1 (Office, Medical & Related Services) zoning.

Summary of MPC action: DENY O-1 (Office, Medical & Related Services)

Date of MPC Approval: Date of Denial: 10/10/2002

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: