

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-H-11-RZ **Related File Number:**
Application Filed: 8/25/2011 **Date of Revision:**
Applicant: HATCHER-HILL PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Northwest side Sutherland Ave., southwest side N. Concord St.
Other Parcel Info.:
Tax ID Number: 94 O E 016 **Jurisdiction:** City
Size of Tract: 0.8 acres
Accessibility: Access is via either Sutherland Ave., a minor arterial street 48-60' of pavement width within 75-95' of right-of-way, or N. Concord St., a local street with 32' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Three level multi-dwelling apartments with covered parking **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial, light/heavy industrial and office uses under C-3, C-6, O-1, I-2 and I-4 zoning.

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

Street: 2201 Sutherland Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted. A C-6 development plan for a shopping center on this site was administratively reviewed and approved by MPC staff in January 2010 (9-A-09-C-6), but no construction has commenced to this point.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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): The recommended O-1 zoning is compatible with surrounding development and zoning and is consistent with both the One Year Plan and sector plan proposals for the property.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. O-1 zoning is compatible with the sector plan and One Year Plan proposals for the property. There is a larger area of O-1 zoning to the northwest of the site, off of Booth St.
2. The surrounding area is developed with residential, office, light industrial and commercial uses. O-1 zoning is compatible with surrounding development and zoning.
3. O-1 zoning is appropriate at this location along a minor arterial street, surrounded by equal or more intense development and zoning. It is also located in fairly close proximity to other office and multi-dwelling development, as well as the University of Tennessee campus.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested O-1 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. Further, the intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods. O-1 zoning also permits residential development, as regulated in the R-2 district. Multi-dwelling development, as proposed, would require use on review approval by MPC.
2. Based on the above description, O-1 is an appropriate zone for this site.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. O-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The impact on the street system will depend on the type of development proposed. MPC staff would recommend that access to the site be limited to N. Concord St. only, as it exists today. The site fronts on a section of Sutherland Ave., which tapers down from 2 westbound lanes to 1, creating the potential for unnecessary traffic conflicts. If access is given to Sutherland Ave., it should be located as far west as possible and will need to be approved by the City of Knoxville Department of Engineering.
4. The applicant proposes a 3-level multi-dwelling apartment building with covered parking, which is permitted under O-1 zoning with use on review development plan approval by MPC.
5. Due to the relatively small size of the site and its narrow depth from the street, the development, as proposed, may not be possible without the approval of numerous variances, but the O-1 zoning is appropriate for the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. O-1 zoning is consistent with the West City Sector Plan, which designates this site for office uses.
2. The City of Knoxville One Year Plan designates the site for mixed uses, limited to light industrial or office uses, which is also 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. Approval of this request could lead to further requests for O-1 zoning, consistent with the adopted plans for the area.

Action: Approved

Meeting Date: 10/13/2011

Details of Action:

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

Date of Approval: 10/13/2011

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: 11/29/2011

Date of Legislative Action, Second Reading: 12/13/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 11/15/11

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: