

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-H-13-RZ **Related File Number:**
Application Filed: 8/26/2013 **Date of Revision:**
Applicant: FAMILY PROMISE OF KNOXVILLE

PROPERTY INFORMATION

General Location: Northeast side Middlebrook Pike, east of Keith Ave.
Other Parcel Info.:
Tax ID Number: 93 L G 024 **Jurisdiction:** City
Size of Tract: 2.6 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street with four lanes with center median and turning lanes within 110' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church (closed)
Surrounding Land Use:
Proposed Use: Day-use only for offices of a non-profit service organization **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Middlebrook Pike is developed with light industrial and commercial businesses under I-3, C-3, C-4 and C-6 zoning.

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

Street: 3545 Middlebrook Pike
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: None noted
Extension of Zone: No
History of Zoning: None noted

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):

O-1 zoning is compatible with surrounding land uses and zoning and is consistent with the plan proposals for the site.

Comments:

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. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. O-1 zoning is less intense than the nearby I-3, C-3 and C-6 zoning. A large Pepsi distribution facility is located to the east, and a regional Fed Ex facility is to the southwest.
- 3. O-1 zoning is appropriate to allow flexibility in the redevelopment of the now vacant church on the property.

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 proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
- 2. The proposal will have a minimal impact on streets and no impact on schools.
- 3. Public water and sewer utilities are in place to serve the site.

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 City of Knoxville One Year Plan proposes mixed uses, limited to office and medium density residential, consistent with the proposed O-1 zoning.
- 2. The Central City Sector Plan proposes MU-CC (Mixed Use Community Center) for the site, which allows consideration of O-1 zoning.
- 3. This proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 10/10/2013

Details of Action:

Summary of Action:

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

Date of Approval:

10/10/2013

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: 11/12/2013

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/26/2013

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: