

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT

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-15-RZ **Related File Number:** 10-C-15-PA
Application Filed: 8/21/2015 **Date of Revision:**
Applicant: EAST KNOX FREE MEDICAL CLINIC

PROPERTY INFORMATION

General Location: Southwest side Oakland St., southeast of Martin Luther King Jr. Ave.
Other Parcel Info.:
Tax ID Number: 82 D P 008 **Jurisdiction:** City
Size of Tract: 0.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Paved parking and vacant land
Surrounding Land Use:
Proposed Use: Medical office **Density:**
Sector Plan: East City **Sector Plan Designation:** TDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services) zoning, subject to 3 conditions:

Staff Recomm. (Full):

- 1) No parking shall be allowed between the front building face and the public street;
- 2) The primary entrance of the new structure shall face the public street; and
- 3) A hard-surface sidewalk connection shall be provided from the public sidewalk to the entry.

Office uses are considered good for transitioning between commercial and residential areas. However, being that the subject property is in a pedestrian-oriented area, adjacent to downtown Burlington and an older residential neighborhood, the design of the new structure should be complimentary to the residential neighborhood and enhance the pedestrian environment. The recommended conditions are meant to accomplish this by requiring that no parking be between the new building and street, and that the primary entrance is easily identifiable and conveniently-located for visitors accessing the building as a pedestrian from the street.

The requested zoning, with the recommended conditions, is consistent with surrounding development and zoning in the area. With the recommended approval of the corresponding plan amendments, the proposed zoning is consistent with the sector plan and One Year Plan proposals for the area.

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. O-1 (Office, Medical, and Related Services) zoning is appropriate for this site, if approved with the recommended conditions, because office uses are considered good for transitioning between commercial and residential areas.
2. If developed under the O-1 zoning, the site can be developed in such a way to be compatible and consistent with nearby development in the area.

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

1. The O-1 district 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.

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. Potential negative impacts of an office development will be minimized by the conditions recommended by staff.
2. The area has a mix of commercial, office, church and residential uses, so the proposed zoning and use of this site is compatible with the scale and intensity of surrounding development and zoning and should have minimal impact.
2. This proposal will not create a direct or indirect adverse effects in the surrounding area or any other part of the County.

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. With the recommended plan amendment to O (Office), O-1 zoning would be consistent with the East City Sector Plan.

2. With the recommended plan amendment to O (Office), O-1 zoning would be consistent with the City of Knoxville One Year Plan.
3. This site is located within the City Limits of Knoxville on the Knoxville-Farragut-Knox County Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/8/2015

Details of Action:

Summary of Action: O-1 (Office, Medical, and Related Services) subject to 3 conditions.

Date of Approval: 10/8/2015 **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: 11/10/2015 **Date of Legislative Action, Second Reading:** 11/24/2015

Ordinance Number: **Other Ordinance Number References:**

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**