

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-I-18-RZ **Related File Number:**
Application Filed: 8/27/2018 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: Northwest side Cedar Ln., southwest of Haynes-Sterchi Rd.
Other Parcel Info.:
Tax ID Number: 68 D E PORTION OF 01101 **OTHER:** MAP ON FILE AT M **Jurisdiction:** City
Size of Tract: 0.8 acres
Accessibility: Access is via Cedar Ln., a minor arterial street with 23-38' of pavement width within 35-85' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single family residence **Density:**
Sector Plan: North City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located along Cedar Ln. in an area that is developed with low and medium density residential uses under R-1, R-1A, R-2 and RP-1 zoning. The residential development includes both attached and detached residential uses.

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

Street: 609 Cedar Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) with conditions
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services) without conditions
Previous Requests: 10-B-14-RZ
Extension of Zone: No
History of Zoning: 10-B-14-RZ - R-1 to O-1 with conditions

PLAN INFORMATION (where applicable)

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 recommendation is compatible with the surrounding land uses and zoning pattern.
2. The recommendation will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle any additional traffic generated by allowing office uses on the site, and the site's location is appropriate for transitional office uses between commercial and residential uses.
4. Removal of condition #4 will allow for low density residential development on the northeastern portion of the property, making the site fit in better with the surrounding neighborhood.

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. O-1 zoning is consistent with the North City Sector Plan and City of Knoxville One Year Plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/11/2018

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning with no conditions.

Date of Approval: 10/11/2018 **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, Second Reading:	11/20/2018
Date of Legislative Action:	11/6/2018	Other Ordinance Number References:	O-170-2018
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			