# **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)

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**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.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning with no

conditions.

Staff Recomm. (Full):

The four existing conditions should be removed for the northeastern portion of the property, consistent with the attached map. The conditions should remain for the southwestern portion of the property, consistent with the attached map.

On October 9, 2014 MPC recommended O-1 with the following 4 conditions for the entire parcel:

- 1. Approximately seven lined parking spaces are currently located within public right-of-way at the front of the site along Cedar Ln. These parking spaces must be removed, in accordance with policies of the Knoxville Department of Engineering. All required and other parking must be located within the subject parcel.
- 2. Part of the existing, lined parking lot to the southwest of the building is also located within public right-of-way. This parking area must be redesigned in such a way to remove all parking from within public right-of-way and reduce the width of the driveway entrance to Cedar Ln., in accordance with current requirements of the Knoxville Department of Engineering.
- 3. No access to the site shall be taken from Ozark Ln. along the northwest property line, except for driveway access to detached dwellings in the R-1 zone, as recommended by staff.
- 4. Use of the property is limited to business and professional offices only. (Added by MPC)

Condition #1 has been addressed and the parking area along Cedar Ln. has been removed. Condition #2 and #3 are not applicable to this portion of the property. Condition #4 involves a change in City Policy, where they are encouraging MPC not to condition the use of properties, in general.

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. Conditions have changed in regards condition #1. Parking has been removed along Cedar Ln. and the area has been planted with grass seed to establish a larger front yard area.
- 2. By dividing the zoning for this property, conditions #2 and #3 do not apply to this portion of the site.
- 3. O-1 uses are compatible with the surrounding land use and zoning pattern.
- 4. The site was originally developed with a church building. The O-1 zoning will allow more flexibility in finding potential users for the site.

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, the site is appropriate for O-1 zoning.

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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: 11/6/2018 Date of Legislative Action, Second Reading: 11/20/2018

Ordinance Number: Other Ordinance Number References: O-170-2018

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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