

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-J-16-RZ **Related File Number:** 10-E-16-PA
Application Filed: 8/29/2016 **Date of Revision:**
Applicant: JEFFREY J. ALLEN

PROPERTY INFORMATION

General Location: North side Kingston Pike, west side Lindsay Place
Other Parcel Info.:
Tax ID Number: 108 B D 006 **Jurisdiction:** City
Size of Tract: 0.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 2733 Kingston Pike
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: LDR (Low Density Residential)
Requested Plan Category: MDR/O (Medium Density Residential/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 as requested, subject to 3 conditions.

Staff Recomm. (Full):

- 1) No vehicular parking or drive aisles shall be allowed within the front setback along Kingston Pike.
- 2) All parking areas shall be screened from adjoining residential zone districts with an evergreen landscape screen.
- 3) No vehicular access shall be provided from the Kingston Pike road frontage.

The recommended zoning 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:

The subject property and house are the eastern most boundary of the Kingston Pike (National Register) Historic District. The house is a contributing structure within this historic district and in order to protect its historic integrity and to retain the residential character, all vehicular parking should be to the side or rear of the house, however, this may not be possible because of the limited space in the side or rear yards. Parking in the front yard should be limited to minimum needed, however, no parking or drive aisles should be within the 25' front yard setback along Kingston Pike. The parking areas should also have a landscape screening to the neighboring house to the west. The property has frontage along Kingston Pike but does not currently have a driveway from Kingston Pike, all access is provided on the side street Lindsay Place. No vehicular access should be allowed to Kingston Pike from this property.

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 zoning will allow the existing structure to either continue to be used as a residence or be converted to an office use.
- 2. Properties to the east and north are currently zoned O-1 and R-2, and are used for office and medium density residential uses.

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

- 1. O-1 zone 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.
- 2. Staff maintains that O-1 zoning is appropriate for this location.

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. This change of zoning would not adversely impact traffic flow in the area, which already includes office and apartment traffic.
- 2. O-1 zoning of this site is a continuation of the established trend of conversion and redevelopment in this area.
- 3. ----- Recommended conditions -----

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 MDR/O, O-1 zoning would be consistent with the Central City Sector Plan.
2. With the recommended plan amendment to MDR/O, O-1 zoning would be consistent with the 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:** 10/13/2016

Details of Action:

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

Date of Approval: 10/13/2016 **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: 2/14/2017

Date of Legislative Action, Second Reading: 2/28/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied
(Withdrawn)

If "Other": Postponed 11/8, 12/6, 12/20, 1/31, 2/14

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: