

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-J-19-RZ

Related File Number:

Application Filed: 8/26/2019

Date of Revision:

Applicant: RON HALL

## PROPERTY INFORMATION

**General Location:** North side of Chambliss Avenue, west of N. Forest Park Boulevard

**Other Parcel Info.:**

**Tax ID Number:** 107 K H 023

**Jurisdiction:** City

**Size of Tract:** 0.1 acres

**Accessibility:** Chambliss Avenue is a local road with a 19-foot pavement width and a 40-foot right-of-way width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** SFR (Single Family Residential)

**Surrounding Land Use:**

**Proposed Use:** Interior Design Business and Hair Salon, both by appointment only; salon to service 2 clients at a time maximum

**Density:** n/a

**Sector Plan:** West City

**Sector Plan Designation:** MU-SD WC-1

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This area has developed with a mix of uses, including single-family homes, single-family houses that have been converted into offices, and commercial uses. Across the street is an auto-repair shop and a small strip mall, both of which face away from Chambliss Avenue. Sutherland Avenue is one block to the north and Kingston Pike is two blocks to the south.

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

**Street:** 4817 Chambliss Avenue

**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 for this property

**Extension of Zone:** Yes, O-1 is adjacent the north

**History of Zoning:** None noted for this property

## 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.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Deny O-1 (Office, Medical, and Related Services District) zoning.

Staff Recomm. (Full):

Staff recommends denial of the requested O-1 (Office, Medical, and Related Services District) zoning due to the need to preserve housing options and future opportunities for small scale housing close to transit.

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. This block has been transitioning steadily to O-1 since the first rezoning in 1988. The north side and part of the south side of this block have been rezoned to O-1.
2. However, during the Recode process to write a new zoning code, staff received feedback from proponents arguing the need for a variety of housing, including small scale, multifamily, and high density housing.

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

1. The proposed amendment to O-1 (Office, Medical, and Related Services District) zoning 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. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
3. Because this parcel is not adjacent to O-1 on the east, staff believes that rezoning this parcel to O-1 would be an encroachment into a fragile single-family residential neighborhood as future owners would be able to demolish and rebuild an office building in 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 property is bordered by R-1 (Low Density Residential) zoning to the east and west. Therefore, if the planning commission approves this request, staff recommends that landscaped screening should be provided as buffer between any parking area created and adjacent residences. The "Type B" screen in the Landscape Screening Design Guidelines is designed to buffer adjoining residential areas from parking and loading areas, and would be appropriate to use in the rear of this lot to screen the anticipated parking pad.

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 is consistent with the West City Sector Plan's MU-SD, WC-1 (Mixed Use-Special District, Bearden Village) designation, which recognizes that there are "former residential areas that are typically being converted into professional offices" and "reuse of residential properties for office spaces continues" – (West City Sector Plan, p. 24). However, this is one of the first sector plans scheduled for a revision now that the zoning code update is completed. This is an area that will be amended to reflect staff's findings during the zoning code amendment process.

2. This property is in FEMA Flood Zone X, but is not in a floodplain or floodway.

**Action:** Approved **Meeting Date:** 10/10/2019

**Details of Action:** APPROVED

**Summary of Action:** The Planning Commission voted to approve O-1 zoning due to the surrounding area trending this way and because the Bearden Council supports mixed use in this area.

**Date of Approval:** 10/10/2019 **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:** 11/5/2019 **Date of Legislative Action, Second Reading:** 11/19/2019

**Ordinance Number:** **Other Ordinance Number References:** O-158-2019

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

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

**Amendments:** **Amendments:**

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