

CASE SUMMARY

APPLICATION TYPE: REZONING

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: 11-A-12-RZ **Related File Number:**
Application Filed: 9/17/2012 **Date of Revision:**
Applicant: BRENNON GARRETT

PROPERTY INFORMATION

General Location: Southeast side Millertown Pike, southwest of Amelia Rd.
Other Parcel Info.:
Tax ID Number: 59 M E 004 & 005 **Jurisdiction:** City
Size of Tract: 3.65 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with 19' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential and vacant land
Surrounding Land Use:
Proposed Use: Any use permitted in the O-1 **Density:**
Sector Plan: East City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of residential, office and commercial uses under R-1, O-1, C-1 and C-6 zoning.

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

Street: 4530 Millertown 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: Not an extension, but there is O-1 zoning one lot over to the west.
History of Zoning: None noted

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 zoning for this parcel is compatible with surrounding land uses and zoning, and is consistent with both the One Year Plan and sector plan proposals for the site.

Comments: 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. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties in the area have been rezoned from R-1 to O-1 in the past to develop office uses.
3. O-1 zoning is consistent with the sector and one year plan proposals for the area.

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, this site is appropriate for O-1 zoning.

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 proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. Public water and sewer utilities are in place to serve the site.

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. The City of Knoxville One Year Plan proposes mixed uses, including O and LDR, and the East City Sector Plan proposes office, consistent with O-1 zoning.
2. Staff would anticipate receiving similar zoning requests in the future in this area, as proposed by the applicable plans.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 11/8/2012

Details of Action:

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

Date of Approval: 11/8/2012

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: 12/11/2012

Date of Legislative Action, Second Reading: 1/8/2013

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: