

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-B-19-RZ **Related File Number:**
Application Filed: 9/6/2019 **Date of Revision:**
Applicant: HCV REALTY INVESTMENT, LLC

PROPERTY INFORMATION

General Location: West side of Dick Lonas Rd., east side of Greens Crossing Rd.
Other Parcel Info.:
Tax ID Number: 106 D A 00809 **Jurisdiction:** City
Size of Tract: 0.92 acres
Accessibility: Access is via Dick Lonas Road, a minor collector, with a pavement width of 30 feet within a right of way width of 60 feet. Access is also via Greens Crossing Road, a local street with a pavement width of 19 feet with a right of way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** O (Office)
Growth Policy Plan: N/A
Neighborhood Context: The area primarily consists of office buildings along the north side of the Middlebrook Pike corridor, adjacent to the Dowell Springs office park.

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

Street: 0 Dick Lonas Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: O (Office)
Previous Requests:
Extension of Zone: Yes, O zoning is just to the north of the parcel.
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve O (Office) Zoning District, effective January 1, 2020.

Staff Recomm. (Full):

Staff recommends approval of O (Office) Zoning District because it is consistent with the land use plan designation of O (Office) for this area and is the O-1 comparable zone in the new code which is effective January 1, 2020. The area is also surrounded primarily by office uses.

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. The area is surrounded primarily by office uses in the Dowell Springs office park area and this is a remnant agricultural zoned parcel.

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

1. The proposed amendment to the O (Office) Zoning District is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.

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 surrounding properties are primarily office uses and will not be adversely impacted by an expansion of office zoning to include this parcel.

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. This request is consistent with the sector plan's Office designation, which lists O as one of its recommended zones.
2. The requested zone is in compliance with all other plans.

Action:

Approved

Meeting Date: 11/14/2019

Details of Action:

Summary of Action:

Approve O (Office) Zoning District.

Date of Approval:

11/14/2019

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: 12/17/2019

Date of Legislative Action, Second Reading: 1/14/2020

Ordinance Number:

Other Ordinance Number References: O-2-2020

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: