

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-G-05-RZ                      **Related File Number:**  
**Application Filed:** 10/12/2005              **Date of Revision:**  
**Applicant:** LILLIBRIDGE HEALTH TRUST  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side St. Mary St., southeast side Oak Hill Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 E B 009                      **Jurisdiction:** City  
**Size of Tract:** 0.45 acres  
**Accessibility:** Access is via Saint Mary St., and E. Oak Hill Ave., both local streets with 22' pavements with 40' rights-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Medical and real estate office  
**Surrounding Land Use:**  
**Proposed Use:** Medical and real estate offices                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This medical office is part of the medical and related facilities supporting the Saint Mary's hospital complex that has developed under O-1 zoning

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

**Street:** 1718 St. Mary St.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential) and R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the block has been zoned O-1 in past 10 years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O-1 (Office Medical and Related Services) zoning

Staff Recomm. (Full):

O-1 zoning is consistent with other zoning and development found in this block and other properties in the larger area. The sector plan proposes mixed use (office, medium density residential and low density residential) for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O-1 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning of this site will complete the office zoning of this block and maintain the street as the separation from the adjacent, established low density residential neighborhood.
3. The proposal is an extension of office zoning from the south, east and west.
4. This block of Saint Mary Street has transitioned from low density residential to medical office uses over the years and this proposal will continue that trend.

THE EFFECTS OF THE PROPOSAL

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

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested O-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The Central City Sector Plan proposes office uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action:

APPROVE O-1 (Office Medical and Related Services)

Date of MPC Approval:

11/10/2005

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:

12/6/2005

Date of Legislative Action, Second Reading: 12/20/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

