CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-K-20-RZ Related File Number:

Application Filed: 9/30/2020 **Date of Revision:**

Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: South side of Western Avenue, north side of Ball Camp Pike

Other Parcel Info.:

Tax ID Number: 93 A E 004 Jurisdiction: City

Size of Tract: 0.8 acres

Accessibility: Access is via Western Avenue, a major arterial owned by TDOT, with a pavement width of 57 feet

within a right-of-way width of 112 feet. Access is also via Matlock Drive, a minor collector, with a pavement width of 35 within a right-of-way width of 60 feet. Access is also via Ball Camp Pike, a minor

collector, with pavement width of 29 feet within a right-of-way of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest City Sector Plan Designation: MDR (Medium Density Residential) / O(Office)

Growth Policy Plan: Inside of City Limits

Neighborhood Context: This area consists primarily of commercial and office uses between Western Avenue and Ball Camp

Pike

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

Street: 0 Western Ave.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: O (Office)

Previous Requests:

Extension of Zone: Yes, O is adjacent the west

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

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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

Liz Albertson Planner In Charge:

Approve O (Office) zoning because it is compatible with the surrounding development. Staff Recomm. (Abbr.):

Staff Recomm. (Full):

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these): 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. There are no substantial changes to the area that would warrant a rezoning, however, the O (Office) zoning is more appropriate than the existing island of RN-1 (Single-family residential neighborhood) zoning.

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

- 1. 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.
- 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.

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 intent of the O zoning as described above is compatible with the adjacent zoning and uses.
- 2. This proposed amendment should not have any adverse affects on other parts of the county.

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 Northwest City Sector Plan shows this area as MDR (Medium Density Residential) / O (Office).
- 2. The proposed amendment not in conflict with any other adopted plans.

Action: Approved Meeting Date: 11/12/2020

Details of Action:

Summary of Action: Approve O (Office) zoning because it is compatible with the surrounding development.

Date of Approval: 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: 12/15/2020 Date of Legislative Action, Second Reading: 1/12/2021

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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