

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-I-18-RZ **Related File Number:**
Application Filed: 11/5/2018 **Date of Revision:**
Applicant: NEYLAND BRYANT ONE, LLC

PROPERTY INFORMATION

General Location: Southeast corner of E. Woodland Ave. and Kenyon St. intersection.
Other Parcel Info.:
Tax ID Number: 81 E L 002 **Jurisdiction:** City
Size of Tract: 0.9 acres
Accessibility: Accessed via E. Woodland Ave., a minor arterial with 27' of pavement width within a 60' right-of-way and Kenyon St., a local street with 27' of pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical Office
Surrounding Land Use:
Proposed Use: Business Office **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD CC-8
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: It is located with the Old North Knoxville neighborhood, on the northeastern most section near the St. Mary's Medical site, zoned O-1.

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

Street: 814 E Woodland Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
Former Zoning: 3-K-99-UR for Medical Facility
Requested Zoning: O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay)
Previous Requests: 9-O-80-RZ, 9-O-81, 2-Q-O7-RZ
Extension of Zone: Yes
History of Zoning: 3-K-99-UR for Medical Facility

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: Jeff Archer

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services District) zoning with an IH-1 (Infill Housing Overlay).

Staff Recomm. (Full): Staff recommends O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay) zoning, consistent with the Central City Sector Plan and One Year Plan MU-SD (Mixed Use Special District) proposed land use designation. If the property was to be used for residential use the Infill Housing Design Review Committee would review new construction, additions seen from the street, changes to parking, or enclosing the front porch.

In 1999, the Knoxville Zoning Ordinance permitted medical offices in R-1A as a Use Permitted on Review. The Use on Review Application was approved by MPC at the March 1999 meeting. In 2017 MPC approved a rezoning application (8-C-17-RZ) that requested the same change in zoning on a property located directly to the northeast of this site.

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:

Tennova Healthcare announced they are closing Physicians Regional by the end of the year. The Central City Sector Plan (2014) provided two options for this area, one with the facility staying open and the other with it closing. However, both options recommended office uses and zoning. In 2017, MPC approved the same rezoning request for the property to the northeast.

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

The intent of district is 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. It provides centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods. Having the cluster of O-1 zoning is consistent with the intent of the O-1 district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY/COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

The existing use is an office building, changing the base zoning from R-1A to O-1 will not have an impact on the surrounding area. In addition, if the property is used for residential purposes there would be an Infill Housing Design Review Committee approval needed. The IH-1 review could ensure neighborhood character is not compromised.

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:

The amendment is consistent with the Knoxville-Knox County General Plan, 2033 and the Knoxville-Knox County-Farragut Growth Policy Plan. More specifically, the application for O-1 zoning is consistent with the proposed land use map contained within the City of Knoxville's One Year Plan and the Central City Sector Plan.

Action: Approved

Meeting Date: 12/13/2018

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services District) zoning

with an IH-1 (Infill Housing Overlay).

Date of Approval:

12/13/2018

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: 1/15/2019

Date of Legislative Action, Second Reading: 1/29/2019

Ordinance Number:

Other Ordinance Number References: O-15-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: