

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-J-15-RZ **Related File Number:**
Application Filed: 10/30/2015 **Date of Revision:**
Applicant: SERTOMA CENTER

PROPERTY INFORMATION

General Location: South side Boyds Bridge Pike, west of Delrose Dr.
Other Parcel Info.:
Tax ID Number: 83 I F 014-017, 020-022 **Jurisdiction:** City
Size of Tract: 4.6 acres
Accessibility: Access is via Boyds Bridge Pike, a minor arterial street with 22' of pavement width within 35' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR & O
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with low density residential uses under EN-1 and R-1 zoning. There are two small neighborhood businesses to the east, at the intersection of Delrose Dr. and Boyds Bridge Pike, zoned C-1.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park) & R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services) & R-1A
Previous Requests: None noted
Extension of Zone: No
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) and R-1A (Low Density Residential) zoning, as requested.

Staff Recomm. (Full): O-1 and R-1A zoning are compatible with the surrounding land uses and zoning pattern and are consistent with the sector and One Year Plan proposals for the property.

Comments: The applicant is seeking R-1A zoning on the parcels currently zoned R-1, and O-1 zoning on the parcels currently zoned O-3, consistent with the sector plan and One Year Plan proposals for the parcels. Staff is recommending approval, as requested by the applicant.

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 requested R-1A and O-1 zones are consistent with both the sector plan and One Year Plan designations for the property.
2. R-1A and O-1 uses will be compatible with the surrounding land uses and zoning pattern.
3. The requested zoning is appropriate for this site, which is adjacent to a small neighborhood commercial node to the east, zoned C-1, and has access to a minor arterial street. No additional traffic will be generated into surrounding R-1-zoned neighborhoods as a result of this rezoning proposal.

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. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
3. Based on the above descriptions, R-1A and O-1 are appropriate zones for this site.

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 R-1A and O-1 zones are compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. The access road, Boyds Bridge Pike, is classified as a minor arterial street and is sufficient to handle any additional traffic generated by this proposal.
3. R-1A zoning will allow the site to be subdivided for slightly more intense residential development than what would be permitted under the current R-1 zoning. The R-1A zone allows detached dwellings on lots as small as 7,500 sq. ft., with sewer. Duplexes are permitted on lots as small as 10,000 sq. ft., with sewer. Multi-dwelling residential development may also be possible at this site with approval of a use on review development plan by MPC. All of the above potential uses would be compatible with other existing development in the area. The requested O-1 zone allows professional offices, but has the additional flexibility to allow residential uses. Residential uses are not permitted under the current O-3 zoning.
4. Public water and sewer utilities are available 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 East City Sector Plan proposes LDR (Low Density Residential) and O (Office) uses for this site, consistent with the proposal.
2. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) and O (Office) uses for this site, consistent with the proposal.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 12/10/2015

Details of Action:

Summary of Action: O-1 (Office, Medical, and Related Services) and R-1A (Low Density Residential)

Date of Approval: 12/10/2015 **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: 1/5/2016

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: