# CASE SUMMARY

APPLICATION TYPE: REZONING





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# PROPERTY INFORMATION

General Location:West side S. Concord St., north side Sullins St., south side Jersey Ave.Other Parcel Info.:Jurisdiction:Tax ID Number:108 B C 003Jurisdiction:Size of Tract:0.3 acresAccessibility:The property fronts on S. Concord St, which is a minor arterial street with 4 lanes within 60-80' of right-of-way. or Sullins Ave., a local street with 20' of pavement width within 35' of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Office parking		
Surrounding Land Use:			
Proposed Use:	Office parking	Density:	
Sector Plan:	Central City	Sector Plan Designation: MDR/O	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area on the west side of S. Concord St. is developed with a mix of office and residential uses under R-1, R-2 and O-1 zoning.		

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

Street:

601 S Concord St

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	R-2 (General Residential)	
Former Zoning:		
Requested Zoning:	O-1 (Office, Medical, and Related Services)	
Previous Requests:	None noted	
Extension of Zone:	Yes, extension of O-1 zoning from the east	
History of Zoning:	None noted	

# PLAN INFORMATION (where applicable)

**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) zoning.	
Staff Recomm. (Full):	O-1 is a logical extension of zoning from the east and is consistent with both the One Year Plan sector plan proposals for the site.	
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):	
	<ul> <li>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:</li> <li>1. O-1 for the subject property is a logical extension of zoning from the east.</li> <li>2. O-1 uses are compatible with the surrounding land use and zoning pattern. The remainder of the parcel is already zoned O-1 and the subject property is used for parking for the office complex on the remainder of the parcel. Approval of this request will establish O-1 zoning on the entire parcel 3.</li> <li>3. O-1 zoning is consistent with both the One Year Plan and sector plan proposals for the property.</li> </ul>	
	<ul> <li>THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:</li> <li>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.</li> <li>2. Based on the above general intent, this site is appropriate for O-1 zoning.</li> </ul>	
	<ul> <li>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:</li> <li>1. The recommended O-1 zoning is compatible with the surrounding land uses and zoning pattern.</li> <li>2. O-1 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.</li> <li>3. The existing streets are adequate to handle traffic generated by allowing office uses on the site. An existing parking lot is already on the site and has been for many years. The applicant is not proposing any change in use for the site.</li> </ul>	
	<ul> <li>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:</li> <li>1. The Central City Sector Plan proposes MDR/O (Medium Density Residential/Office) uses for the site, consistent with the proposed O-1 zoning.</li> <li>2. The City of Knoxville One Year Plan proposes MU (MDR,O) for the site, consistent with the proposed O-1 zoning.</li> <li>3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>4. This recommended O-1 zoning does not present any apparent conflicts with any other adopted plans.</li> </ul>	
Action:	Approved Meeting Date: 2/12/2015	
Details of Action:		

Summary of Action:	O-1 (Office, Medical and Related Services)						
Date of Approval:	2/12/2015	Date of Denial:	Postponements:				
Date of Withdrawal:		Withdrawn prior to publication?: 🔲 Action Appealed?:					
LEGISLATIVE ACTION AND DISPOSITION							
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Legislative Body:	<b>LEGISLA</b> Knoxville City Coun		ΤΙΟΝ				

Ordinance Number: Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments: Effective Date of Ordinance:

If "Other":

Other Ordinance Number References:

Disposition of Case, Second Reading:

Approved