

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 2-F-19-RZ

**Related File Number:**

**Application Filed:** 1/10/2019

**Date of Revision:**

**Applicant:** CHAD SMOCK

## PROPERTY INFORMATION

**General Location:** East side of Coleman Rd., south of Lonas Dr.

**Other Parcel Info.:**

**Tax ID Number:** 107 G C 012

**Jurisdiction:** City

**Size of Tract:** 0.7 acres

**Accessibility:** Access is via Coleman Road, a major collector, with a pavement width of 23' feet within a right-of-way width of 40' feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential

**Surrounding Land Use:**

**Proposed Use:** Business office

**Density:**

**Sector Plan:** Northwest City

**Sector Plan Designation:** Office

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** The area is comprised of a mix of multifamily and single family residential and office uses.

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

**Street:** 1526 Coleman Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)

**Former Zoning:**

**Requested Zoning:** O-3 (Office Park)

**Previous Requests:** None noted

**Extension of Zone:** Yes, O-3 zoning is adjacent to the south and north of the parcel.

**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE O-3 (Office Park) district zoning.

Staff Recomm. (Full): Staff recommends O-3 (Office Park) zoning consistent with the Office designation on the One-Year Plan and Northwest City Sector Plan.

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:

1. The recommended zoning is appropriate for the subject area, is compatible with the surrounding development and zoning, and is consistent with the policies of the Northwest City Sector Plan and One Year Plan designations for Office.
2. This site is located within the Knoxville city limits of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

1. This request for O-3 zoning is an extension of the existing O-3 zoning to the south and north of the site.
2. The O-3 zone is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. The purpose of these regulations is to create a district which is compatible with surrounding residential areas and services as a transitional area from residential to other less compatible 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. Staff's recommended O-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal will have no impact on schools.
3. The requested O-3 zoning at this location does not adversely affect the surrounding area or any other part of the city or 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 recommended O-3 zoning is consistent with sector plan and one year plan amendment for the site.
2. The recommended zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 2/14/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE O-3 (Office Park) district zoning.

Date of Approval: 2/14/2019

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:** 3/12/2019

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 3/26/2019

**Other Ordinance Number References:** O-43-2019

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**