

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: 3-A-12-RZ **Related File Number:**
Application Filed: 1/6/2012 **Date of Revision:**
Applicant: RANDOLPH ARCHITECTURE

PROPERTY INFORMATION

General Location: East side Prosperity Dr., south of Executive Park Dr.
Other Parcel Info.:
Tax ID Number: 119 K A 011 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility: Access is via Prosperity Dr., a local street with 26' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Hotel
Surrounding Land Use:
Proposed Use: Convert existing hotel to an assisted living facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under C-3, CA, PC, C-6 and O-1 zoning.

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

Street: 214 Prosperity Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
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) zoning.

Staff Recomm. (Full): O-1 zoning is consistent with the sector plan and One Year Plan designations for the property and is compatible with surrounding development and zoning.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. O-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. O-1 is a less intense zone than C-3. Most surrounding land uses are offices. There are several sites to the northwest in the same business park that are already zoned O-1.
3. The proposed O-1 zoning is consistent with the Northwest County Sector Plan and One Year Plan proposals for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested O-1 zoning is intended 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. Further, the intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods. O-1 zoning also permits residential development, as regulated in the R-2 district. An assisted living facility, as proposed, would require use on review approval by MPC.
2. Based on the above description, this site is appropriate for O-1 zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact to the street system will be minimal.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
4. The applicant wishes to convert the existing hotel at this location into an assisted living facility, which is not permitted under C-3 zoning. The requested O-1 zoning will allow the proposed use to be considered by MPC as a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses for the site, consistent with the proposed O-1 zoning.
2. The City of Knoxville One Year Plan proposes mixed uses, limited to GC, O and MDR, consistent with this proposal.
3. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. Approval of this request may lead to future requests for O-1 zoning on surrounding properties zoned C-3, C-6, CA or PC, which is consistent with the sector plan proposal for office uses in the area.

Action: Approved

Meeting Date: 3/8/2012

Details of Action:

Summary of Action: O-1 (Office, Medical, and Related Services)

Date of Approval: 3/8/2012

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: 4/3/2012

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 4/17/2012

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: