

# 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

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**File Number:** 3-O-05-RZ                      **Related File Number:**  
**Application Filed:** 2/15/2005              **Date of Revision:**  
**Applicant:** DR. DAVID CREASMAN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Highland Ave., east side Nineteenth St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N L 001, 002, 029                      **Jurisdiction:** City  
**Size of Tract:** 0.35 acres  
**Accessibility:** Access is via Highland Ave., a local street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Surface parking  
**Surrounding Land Use:**  
**Proposed Use:** Parking garage                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LMDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within an area of hospital and related uses that have occurred under O-1 and O-2 zoning.

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

**Street:** 1826 Highland Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** O-2 (Civic and Institutional)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the area was rezoned O-2 in 2004 (1-P-04-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O-2 (Civic and Institutional) zoning.

Staff Recomm. (Full): O-2 zoning is consistent with surrounding zoning and development and would permit the proposed parking garage.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The applicant is proposing to construct a parking garage on this parcel for the adjacent medical facility.
2. The O-2 zone allows the parking structure and is a compatible zone to the O-1 zoning to the south.
3. The proposed parking structure will be consistent with how the property is now being used.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools and minimal impact on streets resulting from this proposal.
3. The recommended O-2 zoning will have minimal impact on adjacent properties, since the subject property adjoins established medical facilities.
4. The applicant has met with MPC staff and representatives from the neighborhood to discuss how the plan will impact nearby properties. The building's setback and landscaping treatment, as well as its design, should help to minimize the structure's impact on the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Central City Sector Plan proposes medium density residential use of this site, but the request is a logical extension of office and institutional uses and O-2 zoning from the south and west.
2. The One Year Plan proposes office use for this site and includes O-2 as an appropriate zone for this area.
3. There may be future requests for O-2 zoning to the west and south for the established hospital and related facilities.

MPC Action: Approved MPC Meeting Date: 3/10/2005

Details of MPC action:

Summary of MPC action: APPROVE O-2 (Civic and Institutional)

Date of MPC Approval: 3/10/2005 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: 4/12/2005 Date of Legislative Action, Second Reading: 4/26/2005

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

