

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-E-13-RZ **Related File Number:** 4-D-13-PA
Application Filed: 2/15/2013 **Date of Revision:**
Applicant: KNOX COUNTY

PROPERTY INFORMATION

General Location: North side Middlebrook Pike, east side Francis Rd.
Other Parcel Info.:
Tax ID Number: 106 K B 02602(C-1) & 02603(O-1) **Jurisdiction:** City
Size of Tract: 2.73 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land
Surrounding Land Use:
Proposed Use: Neighborhood commercial, residential and/or office for house. **Density:**
Existing house is to be preserved.
Sector Plan: Northwest County **Sector Plan Designation:** Public Institutional
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 7215 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) and R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial) and O-1 (Office, Medical & Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: P (Public Institution)
Requested Plan Category: NC (Neighborhood Commercial) and O (Office)

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 for the entire site. (Applicant requested C-1 zoning on the corner parcel (26.02).

Staff Recomm. (Full): Staff recommends rezoning the entire site O-1, rather than rezoning the corner parcel to C-1, as requested, because of access issues. O-1 zoning will allow less intense and reasonable office or residential use of the site. The existing historic house on site, which is proposed by the applicant to be preserved, could be converted into an office use, if so desired. Also, there are underutilized sites at this intersection that are already zoned C-1 and could be developed with businesses. There is no need to rezone another property for commercial uses at this time.

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 O-1 zoning for the entire site gives the applicant reasonable non-residential use of the site.
2. O-1 zoning is appropriate at this site, which is located at the intersection of two arterial streets and is surrounded by a school campus. The requested C-1 zoning for the corner parcel would also be appropriate if the access was not so limited.
3. O-1 zoning will allow new office development on the corner and allow the existing structure to be converted to office use. The zoning would also allow residential development, subject to the regulations of the R-2 zoning district.

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. Based on the above general intent, this site is appropriate for O-1 zoning.

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 recommended O-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. O-1 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. Additional traffic generation will depend on the type of development proposed, but the number of trips should be significantly less under the recommended O-1 zoning, compared to the requested C-1 zoning on the corner parcel.

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. There is an associated application on this agenda (4-D-13-SP), requesting an amendment of the Northwest County Sector Plan from Public Institutional to neighborhood commercial and office. If approved as requested, C-1 and O-1 zoning would be consistent with the sector plan.
2. With the recommended amendment of the City of Knoxville One Year Plan to office, the recommended O-1 zoning would be consistent with the plan. If C-1 zoning is to be considered for the corner parcel, that portion of the site would have to be amended to NC (Neighborhood Commercial) on the plan.
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:** 4/11/2013

Details of Action:

Summary of Action: O-1 (Office, Medical & Related Services) for entire site

Date of Approval: 4/11/2013 **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: 5/14/2013

Date of Legislative Action, Second Reading: 5/28/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Divided-Parcel 106KB02603 approved O-1 Office, Medical & Related Services & C-1 Neighborhood Commercial for parcel 02602 8-6-13

Divided-Parcel 106KB02603 approved O-1 Office, Medical & Related Services & C-1 Neighborhood Commercial for parcel 02602 8-20-13

Date of Legislative Appeal:

Effective Date of Ordinance:

This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.
This page will not be added after purchasing Win2PDF.