

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

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File Number: 4-E-17-RZ **Related File Number:** 4-C-17-PA
Application Filed: 2/27/2017 **Date of Revision:**
Applicant: RANDY ALLEN

PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, southwest of Fieldcrest Ln.
Other Parcel Info.:
Tax ID Number: 58 L D 02801 **Jurisdiction:** City
Size of Tract: 11682 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Accounting office **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 3503 Tazewell Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: 1-N-08-RZ/1-N-08-PA
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: 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.): DENY the rezoning to O-1 (Office, Medical & Related Services), consistent with the denial recommendations for the associated plan amendments.

Staff Recomm. (Full): The existing transitional zoning pattern to the southwest is appropriate and has established a good stopping point for non-residential uses heading north along Tazewell Pike. O-1 zoning will allow uses that require more off-street parking than low density residential. The paved parking area currently in front of the house could provide that parking, but a significant portion of the paved area is in public right-of-way (see attached aerial photo). Along the north and east sides of the house, where additional parking could be located, the topography would make it difficult and very disruptive to the adjacent neighborhood to construct parking there. Variances on parking would likely be needed if the property were rezoned to O-1.

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. There is adequate office zoning available in the area to meet demand.
2. The North City Sector Plan recommends that non-residential zoning end at the adjacent property to the southwest.
3. The existing zoning pattern is appropriate, as it establishes a transition between higher intensity uses along Tazewell Pike to the southwest and low density residential uses to the north and west.

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 may not be 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. If O-1 zoning is approved for this property, it sets a precedent for potentially allowing further encroachment of non-residential uses along Tazewell Pike to the northeast, into low density residential areas.
2. Allowing office use of this property could have a negative impact on the neighborhood to the north and east. The subject parcel is part of the residential subdivision along Fieldcrest Ln., named Lavenia Metcalf subdivision.
3. Public water and sewer utilities are available to serve the site.

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. With approval of the requested One Year Plan amendment to O, the requested O-1 zoning would be consistent with the plan.
2. With approval of the requested North City Sector Plan amendment to O, the requested O-1 zoning would be consistent with the sector plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This current zoning does not present any apparent conflicts with any other adopted plans, and

should be maintained.

Action: Denied

Meeting Date: 5/11/2017

Details of Action:

Summary of Action: DENY the rezoning to O-1 (Office, Medical & Related Services), consistent with the denial recommendations for the associated plan amendments.

Date of Approval:

Date of Denial: 5/11/2017

Postponements: 4/13/2017

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: