

# 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:** 5-C-03-RZ                      **Related File Number:**  
**Application Filed:** 3/21/2003              **Date of Revision:**  
**Applicant:** ST. MARY'S HEALTH SYSTEM, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side E. Woodland Ave., northeast side Huron St., southwest side Saint Mary St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 E H 18, 18.01                      **Jurisdiction:** City  
**Size of Tract:** 4.41 acres  
**Accessibility:** Access is via Huron St., a local street with 50' of right of way and 25' of pavement width, or via Saint Mary St., a local street with 28' of pavement width (2 lanes and on -street parallel parking) within 60' of right of way. E. Woodland Ave., a minor arterial street with 2 travel lanes and turn lanes within 80' of right of way adjoins the property on the southeast.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** St. Mary's Ambulatory Surgery Center and parking  
**Surrounding Land Use:**  
**Proposed Use:** St. Mary's Ambulatory Surgery Center and physician offices, with parking                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area surrounding St. Mary's Hospital has been developed with a mix of commercial office and residential uses under C-1, O-1 and R-2 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** Rezoning request in 1999 denied due to parking issues, which have now been addressed.  
**Extension of Zone:** Yes, extension of O-1 from the northwest.  
**History of Zoning:** Parking in R-2 approved May 11, 1989 (5-A-89-UR). O-1 zoning denied on Jun. 13, 1996 (6-K-96-RZ), due to parking issues with St. Mary's. Use on review for a medical facility in the R-2 zone approved on Oct. 10, 1996 (10-D-96-UR).

**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:** Michael Brusseau**Staff Recomm. (Abbr.):** APPROVE O-1 (Office , Medical & Related Services) zoning.**Staff Recomm. (Full):** O-1 is a logical extension of zoning from the northwest and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.**Comments:** St. Mary's is requesting this zoning change in order to bring this property under the same zoning as the rest of the hospital campus. It will also allow future office uses to be developed on this site. In speaking with staff, the applicant also expressed that St. Mary's needs the O-1 zoning to allow additional signage for the existing ambulatory surgery center on the site . Permitted signage is very limited within the R-2 zoning district.**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Uses permitted under O-1 zoning are compatible with surrounding development and zoning. The property is currently developed with a parking lot and ambulatory surgery center.
2. The property is adjacent to commercial uses to the southeast and a hospital and large parking garage to the northwest.
3. MPC approved parking on this site as a use on review in the R-2 zoning district on May 11, 1989 (5-A-89-UR). MPC denied O-1 zoning on June 13, 1996 (6-K-96-RZ), due to parking issues with St. Mary's. The staff recommended denial because the request would eliminate a needed parking lot for St. Mary's. MPC approved a use on review for a medical facility in the R-2 zone on October 10, 1996 (10-D-96-UR). During this review, it was determined that the remaining parking, after the development of this facility, will continue to adequately serve the hospital's needs.

**THE EFFECTS OF THE PROPOSAL**

1. No additional demand will be placed on schools, and the impact on streets will be minimal.
2. Public water and sewer utilities are available to serve this site.
3. O-1 zoning is compatible with surrounding land uses and zoning.
4. The site has already been developed with a medical facility and parking under use on review approvals. These uses are typical under O-1 zoning.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The City of Knoxville One Year Plan proposes mixed uses limited to office and medium density residential for this site, consistent with the proposal.
2. The Central City Sector Plan proposes medium density residential uses for the site. Office uses are similar in intensity to medium density residential uses.
3. Staff anticipates that there may be future requests for office zoning on some residential parcels to the southwest, for hospital related and other office uses. The One Year Plan proposes mixed uses limited to office and medium density residential for residential properties in the block between Huron St. and Kenyon St., and also the parcels on the northwest side of E. Oldham Ave.

**MPC Action:** Approved**MPC Meeting Date:** 5/8/2003**Details of MPC action:****Summary of MPC action:** APPROVE O-1 (Office, Medical, & Related Services)

Date of MPC Approval: 5/8/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

### ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: City Council

Date of Legislative Action: 6/10/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: