

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-09-RZ **Related File Number:**
Application Filed: 3/23/2009 **Date of Revision:**
Applicant: ROBERT L. SLUSHER

PROPERTY INFORMATION

General Location: Northwest side Chambliss Ave., west of Lebanon St.
Other Parcel Info.:
Tax ID Number: 107 K F 014 **Jurisdiction:** City
Size of Tract: 0.25 acres
Accessibility: Access is via Chambliss Ave., a local street with 20' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: West City **Sector Plan Designation:** MU-SD (WC-1)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area was originally developed with residential uses under R-1 and R-2 zoning. In recent years, many properties have transitioned into office and multi-family residential uses, under O-1 and R-2 zoning.

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

Street: 4617 Chambliss Ave.
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: None noted
Extension of Zone: Yes, extension of O-1 zoning from the south
History of Zoning: None noted for this site

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 for this parcel continues the transition of this neighborhood to office zoning and uses, consistent with the One Year Plan and sector plan.

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

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties in the immediate area have been rezoned from R-1 and R-2 to O-1 in the past to use existing houses for offices.
3. O-1 is a logical extension of zoning from the south, and this proposal continues the trend of O-1 rezoning in this neighborhood.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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 EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. On both the City of Knoxville One Year Plan and the West City Sector Plan, this site is located within a special district called Bearden Village (MU-WC-1). O-1 zoning is consistent with the proposals of those plans, which reference former residential areas being converted into professional offices. This special district promotes the general ideas of the Bearden Village Opportunities Plan, adopted in 2001. The study area for that plan included this parcel.
2. Staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office uses.

Action: Approved

Meeting Date: 5/14/2009

Details of Action:

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

Date of Approval: 5/14/2009

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: 6/16/2009

Date of Legislative Action, Second Reading: 6/30/2009

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: