CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-C-03-RZ Related File Number:

Application Filed: 4/30/2003 Date of Revision: 6/23/2003

Applicant: JIM FREDERIKSEN

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: East side Kincaid St., north of Walker Blvd.

Other Parcel Info.:

Tax ID Number: 69 L H 24, 25 AND 26 Jurisdiction: City

Size of Tract: 0.46 acre

Accessibility: Access is via Kincaid St., a local street with 40' of right of way and 16' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use:

Proposed Use: Business Density:

Sector Plan: East City Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This neighborhood is developed with residential dwellings under R-2 zoning. To the east, toward

Broadway, are commercial uses developed under C-3 zoning.

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

Street: 3814 Kincaid St

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) or O-3 (Office Park)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 01:20 PM Page 1 of 3

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 zoning is consistent with the One Year Plan and sector plan designations for the site and is

compatible with the surrounding land uses and zoning pattern.

Comments: Staff had recommended denial of the C-3 zoning originally requested for the site. The applicant has

now revised the application to request O-1 or O-3 zoning. The request was postponed at both the June

and July meetings.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Uses permitted under O-1 zoning are of similar impact to uses permitted under the current R-2 zoning. Office and medium density residential uses are generally considered similar in intensity.

- 2. The revised application for office zoning is less intense than the original commercial request, and will
- have a lesser impact on the remaining adjacent residential uses in the area.
- 3. The entire neighborhood between First Creek to the east and Broadway to the west is proposed for medium density residential or commercial development by adopted MPC plans.
- 4. The O-1 zone will create a transition area between commercial and residential development in the neighborhood.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on the school system and the impact on streets will be minimal.
- 3. Office development will have some effect on adjacent residential uses, but the request is consistent with adopted plans, and the neighborhood is in transition to non-residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes mixed use, limited to medium density residential and general commercial, for the site.
- 2. The East City Sector Plan proposes commercial uses for the site.
- 3. Staff anticipates that office or commercial zoning may be requested for other parcels in this neighborhood in the future. A transition to commercial development would be appropriate if all the parcels currently zoned R-2 in this area were considered at one time for a change to commercial zoning.

MPC Action: Approved MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action: APPROVE O-1 (Office, Medical, and Related Services)

Date of MPC Approval:8/14/2003Date of Denial:Postponements:6/12/2003-7/10/2003

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 9/16/2003 Date of Legislative Action, Second Reading: 9/30/2003

Ordinance Number: Other Ordinance Number References:

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

1/31/2007 01:20 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:20 PM Page 3 of 3