CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-K-18-RZ Related File Number:

Application Filed: 4/30/2018 Date of Revision: 5/29/2018

Applicant: LAND DEVELOPMENT SOLUTIONS



PROPERTY INFORMATION

General Location: Southeast side Highland Ave., southwest side Eighteenth St.

Other Parcel Info.:

Tax ID Number: 94 N L 005 & 006 Jurisdiction: City

Size of Tract: 15000 square feet

Accessibility: Access is via Highland Ave., a minor collector street with 35' of pavement width within 50' of right-of-

way, or Eighteenth St., a local street with 30' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Three vacant houses and one vacant store building

Surrounding Land Use:

Proposed Use: Parking Density:

Sector Plan: Central City Sector Plan Designation: Office

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

Neighborhood Context: This site is located in the Fort Sanders area near Fort Sanders Hospital facilities and residential uses,

under a mix of O-1, O-2 and R-2 zoning.

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

Street: 1810 Highland Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay)

Former Zoning:

Requested Zoning: O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay)

Previous Requests: NC-1 overlay was approved in 2000 (8-G-00-RZ)

Extension of Zone: Yes, extension of O-2 zoning from the west

History of Zoning: The NC-1 overlay was added in 2000 (8-Q-00-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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-2 (Civic & Institutional) / NC-1 (Neighborhood

Conservation Overlay) zoning

Staff Recomm. (Full): O-2 is a logical extension of zoning from the west, and is compatible with the surrounding land uses

and zoning pattern. The NC-1 overlay will remain in place for the property.

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. O-2 zoning is consistent with both the sector plan and One Year Plan designations for the property.
- 2. O-2 uses will be compatible with the surrounding land uses and zoning pattern.
- 3. O-2 is a logical extension of zoning from the west.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The requested O-2 zoning is intended to be reserved primarily for federal, state, county and municipal government operations, the University of Tennessee, Knoxville College, and other cultural and civic uses. In addition, residential uses are permitted, and, as special exceptions, certain types of professional and business office uses compatible with the character of the district.
- 2. Based on the above description, and the proposed and surrounding uses, O-2 is an appropriate zone for this site.
- 3. The NC-1 (Neighborhood Conversation Overlay) will remain in place, regardless if the base zoning changes.

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. O-2 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
- 2. The impact on the street system will depend on the type of development proposed. The applicant has indicated that the property is proposed to be developed with parking.
- 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. The Central City Sector Plan and the City of Knoxville One Year Plan both propose office uses for this site, consistent with the requested O-2 zoning.
- 2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved Meeting Date: 6/14/2018

Details of Action:

Summary of Action: O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay) zoning

Date of Approval: 6/14/2018 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/17/2018 Date of Legislative Action, Second Reading: 7/31/2018

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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