

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-K-23-RZ

Related File Number:

Application Filed: 4/25/2023

Date of Revision:

Applicant: DAVID BUCKNER

PROPERTY INFORMATION

General Location: South side of Shipman Dr, west of Old Broadway

Other Parcel Info.:

Tax ID Number: 69 E A 028,027

Jurisdiction: City

Size of Tract: 0.69 acres

Accessibility: Access is via Shipman Drive, a local street with a 20-ft pavement width within a 33-ft to 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Central City

Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside P

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This property is in a transitional area between single-family residences and an office and commercial node to the east.

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

Street: 0 SHIPMAN DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: O (Office);HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve O (Office) zoning because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) will be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. The subject property is located between RN-2 (Single-Family Residential Neighborhood) zoning to the west and C-G-2 (General Commercial) zoning to the east. The proposed rezoning from the RN-4 (General Residential Neighborhood) district to the O (Office) district provides an appropriate transition of land use intensities at this location.
- 2. The O zoning district is compatible with surrounding development, which includes two office buildings in close proximity to the east along Old Broadway.

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

- 1. The O zoning district is intended for an environment of low intensity office and service uses, mixed with residential uses. The O district may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas.
- 2. The subject property is adjacent to single-family residences to the west and north, and commercial and office uses to the east and northeast. This is the type of transitional location for which the O zoning district is intended.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. The subject parcel is comprised of an unoccupied single-family home and a vacant lot. Any development on the parcel would require a Class B landscape buffer yard with a minimum width of 20 feet where the property abuts residential properties.
- 2. There are no adverse impacts anticipated to occur with the rezoning from the RN-4 district to the O district.

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's land use classification for this area is MU-SD, CC7 (Mixed Use-Special District, Broadway). Office development is among the recommended land uses for this designation.
- 2. The proposed rezoning is not in conflict with the General Plan, or any other adopted plans.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

- 1. This property is located in a developed area that should have adequate infrastructure capacity for the generally light uses permitted in the O zoning district.

Action: Approved

Meeting Date: 6/8/2023

Details of Action:

Summary of Action: Approve O (Office) zoning because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) will be retained.

Date of Approval: 6/8/2023

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: 7/11/2023

Date of Legislative Action, Second Reading: 7/25/2023

Ordinance Number:

Other Ordinance Number References: O-112-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: