

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: 7-B-10-RZ **Related File Number:** 7-A-10-PA
Application Filed: 5/14/2010 **Date of Revision:**
Applicant: MAURICE D. HUNDLEY

PROPERTY INFORMATION

General Location: Southeast side Beaumont Ave., southwest side Boyd St.
Other Parcel Info.:
Tax ID Number: 94 C Q 002 **Jurisdiction:** City
Size of Tract: 9150 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Beauty shop
Surrounding Land Use:
Proposed Use: Beauty shop **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1200 Beaumont Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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):

The recommended O-1 zoning is compatible with surrounding development and zoning and is a logical extension of office zoning from the northwest.

Comments:

REZONING REQUIREMENTS:

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

1. O-1 zoning of this site will create an area of transitional use between commercial to the east and residential to the west, as well as establish a stopping point for commercial zoning heading further west on Beaumont Ave.
2. The surrounding area is developed with residential, institutional (school) and commercial uses. O-1 zoning is compatible with surrounding development and zoning.
3. O-1 zoning is appropriate at this location along a major collector street, just west of the Baxter Ave./I-275 interchange. C-1 zoning is already established less than 400 feet to the east of the site. The large adjacent property directly east, that fronts on Beaumont Ave. on the block between McSpadden St. and Boyd St. was once used for a restaurant. The site is currently paved and has a commercial building located on it. The site sits at a slightly higher elevation than the houses to the southeast which helps to minimize the impact to adjacent residential uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested O-1 zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Further, 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 description, O-1 is an appropriate zone for this site. O-1 is the most appropriate zone for conversion of houses for office use. The structure on this site is a house that has been converted for use as a beauty shop.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. O-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The impact on the street system will be minimal. The proposed beauty shop is already established at this location.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to O, the recommended O-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. A Central City Sector Plan amendment accompanies these One Year Plan amendment and rezoning requests (7-B-10-SP). That request is to amend the sector plan from low density residential to office. This amendment must also be approved to be consistent with the requested O-1 zoning.

Action:

Approved

Meeting Date: 7/8/2010

Details of Action:

Summary of Action:

O-1 (Office, Medical, and Related Services)

Date of Approval:

7/8/2010

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: 8/10/2010

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/24/2010

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: