

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 7-B-19-RZ **Related File Number:** 7-B-19-PA
Application Filed: 4/26/2019 **Date of Revision:**
Applicant: BELITA DAWN HOFFMEISTER

PROPERTY INFORMATION

General Location: South side of East Inskip Drive at Rowan Road, West of High School Road
Other Parcel Info.:
Tax ID Number: 69 I C 003 **Jurisdiction:** City
Size of Tract: 24000 square feet
Accessibility: The property is accessed from E Inskip Rd, which has a 20-foot pavement width inside of a 40-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: North City **Sector Plan Designation:** SFR (Single Family Residential)
Growth Policy Plan: City
Neighborhood Context: The area to the east of this property contains a mix of light industrial and commercial uses that begin to the east of the railroad and terminate at the parcel adjacent to this one on the west. The area is predominantly single family homes, though Inskip Drive itself is home to townhouses and an apartment complex to the east. Inskip Elementary is to the south.

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

Street: 414 E. Inskip Rd
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:
Extension of Zone:
History of Zoning: None for this property. However, a large number of parcels in the area were rezoned from R-2 to R-1 and R-1A in 2013 following the Inskip Small Area Plan. A small parcel across the street to the northeast was rezoned to O-1 prior to the plan.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) / NC-12 (North City 12)

Requested Plan Category: MU-SD (Mixed Use Special District) / NC-13 (North City 13)

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: Michelle Portier

Staff Recomm. (Abbr.): Approval of requested O-1 (Office, Medical, and Related Services District) rezoning, which is compatible with surrounding uses and which provides a transition between adjacent commercial uses to the west and the adjacent residential uses to the east.

Staff Recomm. (Full):

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. There are no recent changes of conditions that would warrant amending the land use plan to O-1. However, O-1 zoning allows uses that are compatible with those surrounding and it provides a transition from adjacent commercial uses to the west and adjacent residential use on the east.
- 2. The Inskip neighborhood has seen a large portion of its land rezoned in recent years:
 - In May of 2013, City Council requested, per resolution R-161-2013, for MPC staff to "review all residential land located within the Inskip neighborhood with regard to a potential rezoning to a low density residential district. The purpose of this request was to determine an appropriate means to preserve the integrity, history, and stability of the neighborhood..." - (Staff report from resulting recommendations, 11-F-13-RZ). Staff recommended amendments to the zoning that extended the R-1 and R-1A zones to stretch further from Inskip Road than they had previously in an effort to stem the amount of multifamily residential development that was occurring. This recommendation was approved and the land was rezoned in November, 2013.
 - This particular property was zoned R-2 at the time and was not itself affected by the rezoning, though a large number of parcels in the nearby vicinity were. This parcel is located between commercial uses and multifamily, so rezoning it to R-1 or R-1A would not have been appropriate.

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

- 1. The proposed amendment to 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. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
- 2. Should the property be rezoned, any of the following uses would be allowed by right: single family detached residential, duplexes, garage apartments, professional and business offices, medical and dental offices, clinics, private clubs and lodges, art galleries/museums, public and private schools, beauty and barber shops, radio/TV/recording studios, recycling collection facilities, halfway houses, personal/community/market gardens, and other miscellaneous uses of an accessory nature.

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

- 1. O-1(Office, Medical, and Related Services) allows a mix of uses, the majority of which would be

appropriate in this area.

A property across the street to the northeast is zoned O-1. This rezoning occurred in 2009, prior to the Inskip Small Area Plan, which was adopted in 2011.

2. The sector plan designation would change from MU-SD, NC-12 (Mixed Use-Special District, North City-12) to MU-SD, NC-13 (Mixed Use Special District, North City 13). MU-SD, NC-13 lists O-1 as one of the recommended zones for this land use designation.

3. This property has been designated by FEMA as Flood Zone X.

4. The property is in the Parental Responsibility Zone for Inskip Elementary School.

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. Inskip Small Area Plan & North City Sector plans would both require amendments; however, the amendments would meet the intent of both plans.

Action: Approved **Meeting Date:** 7/11/2019

Details of Action:

Summary of Action: The Planning Commission voted unanimously to approve the O-1 (Office, Medical, and Related Services District) rezoning per staff's recommendation.

Date of Approval: 7/11/2019 **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: 8/13/2019 **Date of Legislative Action, Second Reading:** 8/27/2019

Ordinance Number: **Other Ordinance Number References:** O-115-2019

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**