

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**ONE YEAR PLAN AMENDMENT**

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

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

**File Number:** 7-C-13-RZ                      **Related File Number:** 7-B-13-PA  
**Application Filed:** 5/10/2013                      **Date of Revision:**  
**Applicant:** RICHARD W. RACKLEY

**PROPERTY INFORMATION**

**General Location:** Northwest side Tazewell Pike, northeast of Jacksboro Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 58 L D 045                      **Jurisdiction:** City  
**Size of Tract:** 6.46 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Fountainhead College buildings  
**Surrounding Land Use:**  
**Proposed Use:** Office space                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Civic Institutional  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 3203 Tazewell Pike  
**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:** None noted  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** MDR (Medium Density Residential)  
**Requested Plan Category:** O (Office)

## **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):

O-1 zoning for this parcel is compatible with surrounding land uses and zoning.

Comments:

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 proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties in the area have been rezoned from R-2 to O-1 in the past to develop office uses. There is also an adjacent medical office to the east, zoned R-2.
3. O-1 zoning is appropriate to allow flexibility in the redevelopment of this former institutional use and building. Fountainhead College was formerly located in this building and on this site.

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

1. The O-1 zone, as described in the zoning ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings surrounded by landscaped yards and open areas. 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 general intent, this site is appropriate for O-1 zoning.

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. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. Public water and sewer utilities are in place 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. With the recommended amendment to the City of Knoxville One Year Plan to O (Office), O-1 zoning would be consistent with the One Year Plan.
2. With the recommended amendment to the North City Sector Plan to O (Office), O-1 zoning would be consistent with that plan.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 7/11/2013

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

Date of Approval:

7/11/2013

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: 8/6/2013

Date of Legislative Action, Second Reading: 8/20/2013

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**

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