

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
F A X • 2 1 5 • 2 0 6 8
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File Number: 7-C-15-RZ **Related File Number:** 7-B-15-PA
Application Filed: 5/22/2015 **Date of Revision:**
Applicant: ROBERT AND LINDA PARKER

PROPERTY INFORMATION

General Location: South side Kingston Pike, east of Argonne Rd.
Other Parcel Info.:
Tax ID Number: 119 M B 005 **Jurisdiction:** City
Size of Tract: 0.48 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 8612 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1E (Low Density Exclusive Residential)
Former Zoning:
Requested Zoning: O-3 (Office Park)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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-3 (Office Park) zoning.

Staff Recomm. (Full): The requested O-3 is an extension of zoning from the east and west. This parcel is the only one on the south side of Kingston Pike, between Argonne Rd. and Kingsridge Dr. that retains residential zoning. All others have already been rezoned to O-3. The proposal is consistent with the sector plan proposal for the site.

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. The requested O-3 for the subject property is an extension of zoning from the east and west and will establish O-3 zoning along the entire south side of Kingston Pike between Argonne Rd. and Kingsridge Dr.
2. O-3 uses are compatible with the surrounding land use and zoning pattern.
3. O-3 zoning is consistent with the sector plan proposal for the property.

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

1. The purpose of the O-3 zone, as described in the zoning ordinance, is to create a district which is compatible with surrounding residential areas and services as a transitional area from residential to other less compatible uses.
2. Based on the above general intent, this site is appropriate for O-3 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 recommended O-3 zoning is compatible with the surrounding land uses and zoning pattern.
2. O-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. Kingston Pike, a 4-lane, major arterial street is adequate to handle traffic generated by allowing office uses on 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), the requested O-3 zoning would be consistent with that plan.
2. The Southwest County Sector Plan proposes O (Office) uses for the site, consistent with the proposed O-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended O-3 zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 7/9/2015

Details of Action:

Summary of Action: O-3 (Office Park)

Date of Approval: 7/9/2015

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: 8/4/2015

Date of Legislative Action, Second Reading: 8/18/2015

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: