

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-C-18-RZ                      **Related File Number:**  
**Application Filed:** 5/31/2018              **Date of Revision:**  
**Applicant:** FALCONNIER DESIGN CO.

## PROPERTY INFORMATION

**General Location:** East side Gap Rd., south side Cassell Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 H B 011.01                      **Jurisdiction:** City  
**Size of Tract:** 4.69 acres  
**Accessibility:** Access is via Gap Rd., a major collector street with 19' of pavement width within 45' of right-of-way, or Cassell Dr., a local street with 19' of pavement width within the large combined right-of-way with Gap Rd.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Adult day care                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MDR/O  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed residential and office uses under R-1, R-2, O-1 and O-3 zoning.

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

**Street:** 4036 Gap Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-3 (Office Park) & R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of O-1 from the north and west  
**History of Zoning:** None noted

## 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.:

**PLANNING COMMISSION 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 is a logical extension of office zoning from the north and west, is compatible with the scale and intensity of surrounding development and zoning pattern and is consistent with the adopted future land use plans for the area.

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. O-1 is a logical extension of zoning from the north and west, expanding an established transitional, office area.
2. O-1 uses are compatible with the surrounding land use and zoning pattern.
3. O-1 zoning is appropriate for this site, which is adjacent to other office uses and zoning, as well as medium density residential. O-1 zoning is consistent with the proposed future land uses on adopted plans.

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 recommended O-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. O-1 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle any additional 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. The City of Knoxville One Year Plan and the Central City Sector Plan designate this property for MDR/O (Medium Density Residential/Office) uses. This designation allows consideration of O-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended O-1 zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 7/12/2018

Details of Action:

Summary of Action:

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

Date of Approval: 7/12/2018

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: 8/14/2018

Date of Legislative Action, Second Reading: 8/28/2018

Ordinance Number:

Other Ordinance Number References: O-125-2018

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: