

**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

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**File Number:** 7-H-15-RZ                      **Related File Number:** 7-D-15-PA  
**Application Filed:** 5/26/2015              **Date of Revision:** 9/2/2015  
**Applicant:** SMITH-LINDSEY DEVELOPMENT

**PROPERTY INFORMATION**

**General Location:** South side Gibbs Dr., east side N. Broadway  
**Other Parcel Info.:**  
**Tax ID Number:** 58 E H 020 & 021                      **Jurisdiction:** City  
**Size of Tract:** 1.62 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted by C-1 and O-1 zoning                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 2800 Gibbs Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** C-1 (Neighborhood Commercial) & O-1 (Office, Medical & Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** NC (Neighborhood Commercial) and 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) and C-1 (Neighborhood Commercial) zoning, as requested.

Staff Recomm. (Full):

Staff recommends O-1 and C-1 zoning, consistent with the One Year Plan recommendation. The same reasoning for the plan recommendation listed above applies to the rezoning request. O-1 and C-1 zoning will allow reasonable use of the property while also minimizing the potential negative impact on adjacent residential uses. It is staff's understanding that an agreement has been reached between the Gibbs Drive neighborhood group, Fountain City Town Hall and the developer to support this proposal.

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. C-1 zoning is appropriate for commercial development backing up to residential uses. O-1 zoning provides reasonable use of the remainder of the property, without introducing intrusive commercial uses directly across from and next to established residential uses.
2. O-1 and C-1 uses are compatible with the surrounding land use and zoning pattern and will establish a transition area between adjacent commercial and residential uses.
3. With the recommended One Year Plan amendment to Office and Neighborhood Commercial and the same recommended amendment to the North City Sector Plan on the associated application (7-E-15-SP), O-1 and C-1 zoning would be consistent with applicable adopted plans for the area.

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. The C-1 zone, as described in the zoning ordinance, is established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only on the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where proprietary stores are useful and desirable for the neighborhood.
3. Based on the above general intent, this site is appropriate for the proposed O-1 and C-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 and C-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. The proposed 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 additional traffic generated by allowing office and neighborhood commercial uses on this now vacant 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 of the North City Sector Plan to Office and Neighborhood

Commercial on the associated application (7-E-15-SP) , O-1 or C-1 zoning would be consistent with the plan.

2. With the recommended amendment of the City of Knoxville One Year Plan to Office and Neighborhood Commercial, O-1 or C-1 zoning would be consistent with the plan.

3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. The recommended O-1 and C-1 zoning does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 10/8/2015

**Details of Action:** MPC Meeting (Original) 7/9/2015, MPC Meeting (Revised request) 10/8/2015  
Knoxville City Council (Original) 8/4/2015, Knoxville City Council (Revised) 11/10/2015

**Summary of Action:** O-1 (Office, Medical & Related Services) and C-1 (Neighborhood Commercial)

**Date of Approval:** 10/8/2015 **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:** 11/10/2015

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved (Emergency)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

City Council (Original) 8/4/2015, Back to MPC 11/10 amended, Council (Revised) 11/10/2015

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**