

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



**File Number:** 7-I-13-RZ                      **Related File Number:** 7-D-13-PA  
**Application Filed:** 5/28/2013                      **Date of Revision:**  
**Applicant:** METRO KNOXVILLE HMA, LLC

**PROPERTY INFORMATION**

**General Location:** South side Middlebrook Pike, southwest side Old Weisgarber Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 K C 017 (PT S OF MDBK PK)    **OTHER:** 106KC016, 10    **Jurisdiction:** City  
**Size of Tract:** 109.54 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Hospital and medical related uses                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** LDR, MDR/O, O, STPA, SLPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 1225 Old Weisgarber Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** A-1 (General Agricultural) and F-1 (Floodway)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services) and F-1 (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** MU (Mixed Uses) (LDR-Low Density Residential. MDR-Medium Density Residential), LDR and F (Floodway)  
**Requested Plan Category:** O (Office) and F (Floodway)

**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 on the north side of the creek and DENY O-1 zoning on the south side of the creek.

Staff Recomm. (Full): The adopted One Year Plan and sector plan appropriately call for office uses to be limited to the north side of the creek only. Therefore, staff is recommending that only the portion of the site north of the creek be rezoned O-1. The creek is a natural dividing line between residential and non-residential zoning.

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 recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern. O-1 zoning on the south side of the creek would allow uses that could have a negative impact on the residential uses to the south.
2. The One Year and Sector Plan both recommend office uses only on the north side of the creek, consistent with the zoning recommendation.
3. O-1 zoning is appropriate to allow development of a medical facility at this location. However, it should be limited to the north side of the creek only.

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, the northern portion of the 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 recommendation is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. Approval of O-1 zoning will allow the development of a medical facility or any other uses allowed under O-1 zoning. There will be no impact on schools, but there could be a significant impact on the street system. If a hospital is proposed, MPC will have to approve a use on review development plan prior to construction. A traffic impact study will be required to be submitted with this plan, and its recommendations will be implemented as part of the plan review, per TDOT, City of Knoxville Engineering and MPC recommendations.
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. The City of Knoxville One Year Plan proposes Mixed Uses, limited to MDR, LDR and O for the northern portion of the site, consistent with O-1 zoning, Staff is recommending denial of O-1 zoning on the south side of the creek, where the plan proposes low density residential uses only.
2. The Northwest City Sector Plan proposes MDR/O (Medium Density Residential/Office) uses for the northern portion of the site, consistent with O-1 zoning, Staff is recommending denial of O-1 zoning on the south side of the creek, where the plan proposes low density residential uses only. There is an accompanying sector plan amendment request for the site, south of the creek, requesting a change

from LDR to O (7-E-13-SP).

3. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. 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:** approve O-1 (Office, Medical & Related Services) and F-1 (Floodway) zoning on the north side of the creek and deny O-1 zoning on the south side of the creek

**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:** 9/17/2013 **Date of Legislative Action, Second Reading:** 10/1/2013

**Ordinance Number:** **Other Ordinance Number References:**

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

**If "Other":** Postponed on 8/6/13 to 9/17/13 workshop to be held **If "Other":**

**Amendments:** **Amendments:**

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