

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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-I-15-RZ                      **Related File Number:**  
**Application Filed:** 6/1/2015              **Date of Revision:**  
**Applicant:** STUART ANDERSON

### PROPERTY INFORMATION

**General Location:** West side Letterman Rd., north of Walden Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 121 B G 00701    OTHER: PORTION ZONED I-3 ONLY              **Jurisdiction:** City  
**Size of Tract:** 0.1 acres  
**Accessibility:** Access is via Letterman Rd., a local street with 24' of pavement width within 45' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Parking lot  
**Surrounding Land Use:**  
**Proposed Use:** Business office    **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** MDR/O  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area, east of S. Northshore Dr. and south of the railroad, is developed with light industrial and office uses, under I-3 and O-1 zoning. There is no access to S. Northshore Dr.

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

**Street:** 305 Letterman Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of O-1 zoning from the south  
**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.:

**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 is a logical extension of zoning from the south and is consistent with both the One Year Plan and sector plan proposals for the site. Approval of this request will result in the entire property, outside of the F-1 area, to be zoned O-1, eliminating the current split zoning of the parcel.

**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 for the subject property is a logical extension of zoning from the south.
2. O-1 uses are compatible with the surrounding land use and zoning pattern. The remainder of the parcel is already zoned O-1 and the subject property is used for parking for adjacent businesses. Approval of this request will establish O-1 zoning on the entire parcel 7.01.
3. O-1 zoning is consistent with both the One Year Plan and sector plan proposals for the property.

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 traffic generated by allowing office uses on the site. An existing parking lot is already on the site and has been for many years. The applicant is proposing the expansion of office uses to this 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 West City Sector Plan and the City of Knoxville One Year Plan both propose MDR/O (Medium Density Residential/Office) uses for the site, consistent with the proposed 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:** 7/9/2015

**Details of Action:**

**Summary of Action:** RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

**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:**