

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-K-19-RZ **Related File Number:**
Application Filed: 5/24/2019 **Date of Revision:**
Applicant: ALEXANDER & APKING KATERINA

PROPERTY INFORMATION

General Location: South side of Brock Avenue, east of Salem Street
Other Parcel Info.:
Tax ID Number: 94 O E 006 **Jurisdiction:** City
Size of Tract: 6754 square feet
Accessibility: Brock Avenue is a local road with a pavement width of 18 feet and a right-of-way width of 36 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD / MU-CC19
Growth Policy Plan:
Neighborhood Context: There is a body shop across the street and a church next door to the east. Brock Avenue is home to small, single family houses. Other nearby uses include the Cherokee Mills and Christman office complexes on Sutherland Avenue and light industrial uses clustered around the nearby intersection of Sutherland Avenue and N Concord Street.

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

Street: 2844 Brock Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: n/a
History of Zoning: None for this property

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: Michelle Portier

Staff Recomm. (Abbr.): Staff recommends approval of requested O-1 (Office, Medical, and Related Services District) zoning.

Staff Recomm. (Full): Staff recommends approval of the requested O-1 (Office, Medical, and Related Services District) zoning, which is compatible with the existing sector plan land use designation of Medium Density Residential.

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 area has developed as a diverse mix of uses with commercial, retail, and service uses nearby.
2. The Marble City/Sutherland Avenue Small Area Plan (adopted in 2014 as part of the Central City Sector Plan) recommended amending the land use designations for this area to MU-SD / MU CC19 (Mixed Use-Special District / Mixed Use Central City 19).
-MU CC19 calls for a mix of uses including medium density residential, office, and commercial (when fronting on Sutherland Avenue). The concept is to allow mixed use building forms that are more urban-oriented (for example, multiple stories and small front yard setbacks) and designed to enhance the pedestrian experience. Recommended zoning classifications included both basic and planned development district zones and a Corridor Overlay District zone (yet to be developed). The plan suggests the recommended zoning should "address design standards, such as window and door openings in relation to the street, consistency in street facing setbacks, front and side yard landscaping, buffering between commercial/industrial and residential properties, location of parking, the consolidation of access points, and locations for commercial loading" (Central City Sector Plan, p. 42).
3. Several properties have been rezoned from I-2 (Restricted Manufacturing and Warehousing District) to either O-1 (Office, Medical, or Related Services District) or C-6 (General Commercial Park District). This trend began in the 1980s and continued through the 90s.

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

1. The proposed amendment to O-1 zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. Should the property be rezoned, any of the following uses would be allowed by right: single family detached residential, duplexes, garage apartments, professional and business offices, medical and dental offices, clinics, private clubs and lodges, art galleries/museums, public and private schools, beauty and barber shops, radio/TV/recording studios, recycling collection facilities, halfway houses, personal/community/market gardens, and other miscellaneous uses of an accessory nature.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. O-1 (Office, Medical, and Related Services) allows a mix of uses that would be appropriate in this location due to the concentration of office, commercial, and light industrial uses in the immediate vicinity.
2. O-1 zoning is compatible with the existing MU-SC sector plan designation and the MU-CC19 Mixed

Use – Central City designation on the Sutherland Avenue plan. Any impacts would be addressed during the use on review process.

3. This property has been designated by FEMA as Flood Zone X.

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 proposed amendment is consistent with and not in conflict with any adopted plans.

Action: Approved **Meeting Date:** 7/11/2019

Details of Action:

Summary of Action: The Planning Commission voted unanimously to approve the O-1 (Office, Medical, and Related Services District) zoning.

Date of Approval: 7/11/2019 **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: 8/13/2019 **Date of Legislative Action, Second Reading:** 8/27/2019

Ordinance Number: **Other Ordinance Number References:** O-122-2019

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

If "Other": **If "Other":**

Amendments: **Amendments:**

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