

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-L-08-RZ **Related File Number:**
Application Filed: 6/2/2008 **Date of Revision:**
Applicant: FLENNIKEN HOUSING, L.P.

PROPERTY INFORMATION

General Location: Northeast side Flenniken Ave., southeast side Maryville Pike, northwest of Martin Mill Pike
Other Parcel Info.:
Tax ID Number: 109 I F 013 OTHER: PORTION ZONED C-3 **Jurisdiction:** City
Size of Tract: 2.38 acres
Accessibility: Access is via Maryville Pike, a two lane major collector street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant school building
Surrounding Land Use:
Proposed Use: Multi-family housing **Density:**
Sector Plan: South City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This former public school site is at the edge of residential and commercial development that has occurred under R-2, R-1A, O-1, C-3 and C-4 zones

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

Street: 115 Flenniken Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was rezoned O-1 and C-3 in 1998. (3-H-98-RZ)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O-1 (Office Medical and Related Services) zoning

Staff Recomm. (Full):

Placing O-1 zoning over the entire school site is consistent with the land use designation of the adopted One Year Plan for the City. However, the South City Sector Plan proposes Commercial for the site.

Any multi-family redevelopment of the school site under O-1 will require MPC approval of the development plan prior to renovation and will give the neighborhood representatives the opportunity to see, comment and seek alterations to address their concerns on the proposal in a public forum.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The O-1 zoning will allow residential or non-residential development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. O-1 zoning is more restrictive than the current C-3 zone.
- 3. Multi-family redevelopment of the school building will require use-on-review approval by MPC prior to any redevelopment occurring, and will give the neighborhood representatives the opportunity to state any concerns regarding development issues and have them addressed .

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposed O-1 rezoning will allow the property to be developed as proposed by the applicant.
- 3. The O-1 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site.
- 4. Multi-family redevelopment of the school site under O-1 will require MPC approval of the development plan prior to renovation and will give the neighborhood representatives the opportunity to see, comment and seek alterations to address their concerns on the proposal in a public forum.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The O-1 zone is consistent with Office designation of the adopted One Year Plan and the commercial designation proposed by the South City Sector Plan.
- 2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

O-1 (Office Medical and Related Services)

Date of Approval:

4/9/2009

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:

5/5/2009

Date of Legislative Action, Second Reading: 5/19/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: