

# 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:** 8-C-05-RZ                      **Related File Number:**  
**Application Filed:** 6/29/2005              **Date of Revision:**  
**Applicant:** K. NASH PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side W. Oklahoma Ave., southwest of N. Central St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 N H 002                      **Jurisdiction:** City  
**Size of Tract:** 0.17 acres  
**Accessibility:** Access is via W. Oklahoma Ave., a local street with 43' of pavement width within 80' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Office / residential using existing house                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of commercial / industrial businesses and residential uses, under C-3 and I-2 zoning.

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

**Street:** 126 W Oklahoma 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:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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.): APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 zoning is compatible with the surrounding development and is consistent with the One Year Plan proposal for mixed uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning of this site for office use would be compatible with established commercial and industrial uses in the area. The adjacent property to the northeast is zoned C-3 with a business use and an auto repair business is across the street, zoned I-2.
3. The site is developed with a renovated residential dwelling. The applicant intends to use the existing structure for office and residential. The site has secondary access to an alley in the rear. Parking can be located either on the street or to the rear of the house.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes mixed uses, limited to I-2, I-3, C-3, C-6 and O-1 zoning, consistent with this proposal.
2. The Central City Sector Plan proposes light industrial use for this site, but the site is developed with a house.
3. This request may lead to future requests for O-1 or other zones on surrounding properties in the area, consistent with the mixed use designation on the One Year Plan.

MPC Action: Approved MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: approval of O-1 (Office, Medical & Related Services)

Date of MPC Approval: 8/11/2005 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: 9/13/2005 Date of Legislative Action, Second Reading: 10/4/2005

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:**