CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-C-17-RZ Related File Number:

Application Filed: 6/27/2017 Date of Revision:

Applicant: HEALTH CARE INITIATIVE OF TN, INC.



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side E. Woodland Ave., southwest side Huron St.

Other Parcel Info.:

Tax ID Number: 81 E L 003 & 004 Jurisdiction: City

Size of Tract: 0.6 acres

Accessibility: Access is via E. Woodland Ave., a minor arterial street with 27' of pavement width within 45' of right-of-

way, or Huron St., a local street with 28' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Home/office

Surrounding Land Use:

Proposed Use: Medical office Density:

Sector Plan: Central City Sector Plan Designation: MU-SD (MU-CC8)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of medical offices, businesses and residential uses under O-1, C-1,

R-1, R-1A, R-2 zoning.

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

Street: 900 E Woodland Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay)

Previous Requests: None noted

Extension of Zone: Yes, extension of O-1 from the north

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

2/20/2018 11:28 AM Page 1 of 3

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) / IH-1 (Infill

Housing Overlay) zoning.

Staff Recomm. (Full): O-1 zoning will allow the existing building on site to be used for medical offices, which will be

compatible with the surrounding land uses and zoning pattern. The sector plan and One Year Plan

both support office uses at this location.

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 zoning for the subject property allows reasonable use of the property with a similar intensity use as it was previously used. The structure was used as an office in the past.
- 2. O-1 uses are compatible with the surrounding land use and zoning pattern.
- 3. The existing building on site has adequate space and parking to accommodate either office or residential use, both of which are permitted by the requested O-1 zoning.
- 4. The request is consistent with both the sector plan and One Year Plan proposals for the area.

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

- 1. The recommended 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.
- 3. The existing IH-1 (Infill Housing Overlay) will be maintained as a zoning overlay on the property. The regulations in the IH-1 overlay district only apply to residential development, so, if rezoned, they will have no impact on the subject property.

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 any additional traffic generated by allowing office uses on 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 and the Central City sector plan both include this property as part of a mixed use special district (MU-CC8). This particular district specifically calls out office uses as appropriate in this area, so the rezoning proposal is consistent with those plans.
- 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: 8/10/2017

2/20/2018 11:28 AM Page 2 of 3

Details of Action:

Summary of Action: O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay) zoning.

Date of Approval: 8/10/2017 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: 9/12/2017 Date of Legislative Action, Second Reading: 9/26/2017

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/20/2018 11:28 AM Page 3 of 3