CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-F-19-RZ Related File Number:

Application Filed: 6/24/2019 **Date of Revision:**

Applicant: JONATHAN MILLER / JONATHAN MILLER ARCHITECTURE & DESIGN

PROPERTY INFORMATION

General Location: The parcel is located on the south side of Old Kingston Pike just past its intersection with Dryad Street

Other Parcel Info.: Due south of Knox Plaza Shopping Center on Kingston Pike in Bearden.

Tax ID Number: 107 N D 003.00 Jurisdiction: City

Size of Tract: 0.29 acres

Accessibility: Old Kingston Pike is a local road with a 20-foot pavement width inside a 40-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Architecture and Design office; applicant would like to relocate his Density: n/a

current office to this property

Sector Plan: West City Sector Plan Designation: Mixed Use-Special District, West City-1

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

Neighborhood Context: The offices along Old Kingston Pike are part of a transition area consisting of office and multifamily

residential uses between the intense commercial uses to the north along Kingston Pike and the single

family residential uses to the south in the Lyons View and Sequoyah Hills neighborhoods.

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

Street: 4814 Old Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: None noted.

Extension of Zone: Yes, O-1 zoning surrounds this parcel on all 4 sides.

History of Zoning: None noted for this parcel. Surrounding parcels were rezoned to O-1 in the 1980s and 90s.

PLAN INFORMATION (where applicable)

Current Plan Category:

10/30/2019 02:32 PM Page 1 of 3

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.): Approve the requested O-1 (Office, Medical, and Related Services) zoning.

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

this would be a minor extension of that zone and Old Kingston Pike has developed as a strip of office

uses over the last 30 years.

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. There are no significant recent changes that would warrant a rezoning. However, this request is compatible with the surrounding area as Old Kingston Pike has developed with a mix of office uses

since the early 1980s.

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

1. The proposed amendment to O-1 (Office, Medical, and Related Services) 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. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. O-1 (Office, Medical, and Related Services) zoning is compatible with the Office Sector Plan designation.
- 2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
- 3. The property is in the West High Parental Responsibility Zone and already has sidewalks.
- 4. Access to the property is already established in a semi-circular driveway already conducive to office use.

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:

Meeting Date:

8/8/2019

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

Details of Action:

Action:

Summary of Action: Approve the requested O-1 (Office, Medical, and Related Services) zoning.

Approved

Date of Approval: 8/8/2019 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

10/30/2019 02:32 PM Page 2 of 3

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/10/2019 Date of Legislative Action, Second Reading: 9/24/2019

Ordinance Number: Other Ordinance Number References: O-130-2019

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

10/30/2019 02:32 PM Page 3 of 3