

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 8-G-07-RZ **Related File Number:**
Application Filed: 6/29/2007 **Date of Revision:**
Applicant: ROBYN BRANCA

PROPERTY INFORMATION

General Location: Southeast side Sutherland Ave., northeast of Carr St.
Other Parcel Info.:
Tax ID Number: 107 K H 002 **Jurisdiction:** City
Size of Tract: 7200 square feet
Accessibility: Access is via Sutherland Ave., a minor arterial street with 22' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Psychology office **Density:**
Sector Plan: West City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area was developed with residential uses under R-1 zoning. In recent years, many properties have transitioned into office and multi-family residential uses, under O-1 and R-2 zoning.

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

Street: 4048 Sutherland Ave
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: O-1 zoning is located on properties to the southwest, southeast and northeast.
History of Zoning: None noted for this site, but other properties in this area have been rezoned to O-1 in recent years.

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: Kelley Schlitz

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

Staff Recomm. (Full): O-1 zoning for this parcel continues the transition of this neighborhood to office zoning and uses. O-1 zoning is consistent with the One Year Plan.

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. Other properties in the immediate area have been rezoned from R-1 & R-2 to O-1 in the past to transform existing houses into offices.
3. O-1 is a logical extension of zoning from the southwest, southeast and northeast, and this proposal continues the trend of O-1 zoning on the south side of Sutherland Ave.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to office, medium density residential and low density residential uses for this parcel, consistent with this proposal.
2. The West City Sector Plan proposes mixed uses for this parcel, consistent with this proposal.
3. This site is within the study area of the Bearden Village Opportunities Plan in an area designated for medium density residential (MDR) uses on the proposed land use plan. However, many properties within the MDR area have been rezoned for office, consistent with the mixed use designation of the One Year Plan. Office uses are generally considered similar in intensity to MDR uses.
4. Staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office uses.

MPC Action: Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

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

Date of MPC Approval: 8/9/2007

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: 9/11/2007

Date of Legislative Action, Second Reading: 9/25/2007

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: