

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: 9-B-14-RZ **Related File Number:**
Application Filed: 7/28/2014 **Date of Revision:**
Applicant: FAY B. BAILEY

PROPERTY INFORMATION

General Location: Northwest side Chambliss Ave., northeast of Carr St.
Other Parcel Info.:
Tax ID Number: 107 K H 037 **Jurisdiction:** City
Size of Tract: 6789 square feet
Accessibility: Access is via Chambliss Ave., a local street with 19' of pavement width within 45; of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Real estate sales and appraisal office **Density:**
Sector Plan: West City **Sector Plan Designation:** MU-SD (MU-WC1)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood was originally developed with residential uses under R-1 and R-2 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: 4873 Chambliss Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes, extension of O-1 zoning from both sides
History of Zoning: Other properties in this neighborhood have been rezoned to O-1 for conversion to office uses.

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council 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, consistent with the One Year Plan and sector plan.

Comments: 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. 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 and R-2 to O-1 in the past to convert existing houses to offices.
3. O-1 is a logical extension of zoning from both sides, and this proposal continues the trend of O-1 rezoning in this neighborhood.

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

1. The 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.

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 proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. Public water and sewer utilities are in place to serve 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. On both the City of Knoxville One Year Plan and the West City Sector Plan, this site is located within a special district called Bearden Village (MU-WC-1). O-1 zoning is consistent with the proposals of those plans, which reference former residential areas being converted into professional offices. This special district promotes the general ideas of the Bearden Village Opportunities Plan, adopted in 2001. The study area for that plan included this parcel.
2. Staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office uses.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 9/11/2014

Details of Action:

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

Date of Approval: 9/11/2014

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: 10/14/2014

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 10/28/2014

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: