CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-C-10-RZ Related File Number:

Application Filed: 7/16/2010 Date of Revision: 8/19/2010

Applicant: CC COMPANY



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 Deane Hill Dr., southwest side Royal Crown Dr.

Other Parcel Info.:

Tax ID Number: 121 A B PORTION OF 001 OTHER: MAP ON FILE AT MP Jurisdiction: City

Size of Tract: 0.8 acres

Accessibility: Access is via Deane Hill Dr., a major collector street with 22' of pavement width within 45-60' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Warehousing

Surrounding Land Use:

Proposed Use: Office Density:

Sector Plan: West City Sector Plan Designation: Office

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

Neighborhood Context: The subject property is on the western fringe of non-residential development along Deane Hill Dr.

heading east to its intersection with Kingston Pike. A large business park is to the south, zoned C-6, and residential uses are located to the west and north, zoned R-1. Other surrounding zoning includes

O-1, C-3 and I-2.

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

Street: 6712 Deane Hill Dr

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: Yes, extension of O-1 zoning from the north

History of Zoning: None noted

PLAN INFORMATION (where applicable)

1/7/2011 03:43 PM Page 1 of 3

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): The recommended O-1 zoning is compatible with surrounding development and zoning, is a logical

extension of office zoning from the north and is consistent with both the One Year Plan and sector plan

proposals for the property.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE

COUNTY GENERALLY:

1. O-1 is a logical extension of the already established office zoning to the north of the site, and is consistent with the appearance of the structure on site.

2. The surrounding area is developed with residential, office, light industrial and commercial uses. O-1 zoning is compatible with surrounding development and zoning.

3. O-1 zoning is appropriate at this location along a major collector street, about a half-mile west of its intersection with a major arterial street, Kingston Pike. It is also adjacent to a large business park to the south and east, zoned C-6, as well as light industrial uses, zoned I-2.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The requested O-1 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. Further, 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 description, O-1 is an appropriate zone for this site. The structure on site has the appearance of office condominiums that would typically be leased to provide office space.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. O-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
- 3. The impact on the street system will depend on the type of office development proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. O-1 zoning is consistent with both the City of Knoxville One Year Plan, which proposes general commercial, and the West City Sector Plan, which proposes office.
- 2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request is not likely to lead to further requests for O-1 zoning, because most surrounding properties have long-established uses, which are unlikely to change. Much of the surrounding zoning is more intense than the requested O-1.

Action: Approved Meeting Date: 9/9/2010

Details of Action:

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

Date of Approval: 9/9/2010 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

1/7/2011 03:43 PM Page 2 of 3

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/5/2010 Date of Legislative Action, Second Reading: 10/19/2010

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:

1/7/2011 03:43 PM Page 3 of 3