

▶ **FILE #:** 4-O-06-RZ

AGENDA ITEM #: 71

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** MAUREEN HINDS

OWNER(S): MAUREEN HINDS

TAX ID NUMBER: 107 K F 012

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side Chambliss Ave., west side Lebanon St.

▶ **APPX. SIZE OF TRACT:** 0.26 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Current access is via Lebanon St., a local street with 18' of pavement width within 40' of right of way. The residence fronts on Chambliss Ave., a local street with 22' of pavement width within 45' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Professional office

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses / C-1 (Neighborhood Commercial)

South: Chambliss Ave. - Dwelling / R-2 (General Residential)

East: Lebanon St. - Multi-family development / R-2 (General Residential)

West: Dwelling / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This property is located on the edge of a neighborhood that is developed with residential dwellings, some of which are being used for office or multi-family purposes. The neighborhood has been in transition to office uses and is currently zoned O-1, R-1 and R-2.

STAFF RECOMMENDATION:

▶ **APPROVE O-1 (Office, Medical & Related Services) zoning.**

O-1 zoning for this parcel continues the transition of this neighborhood to office zoning and uses.

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 and R-2 to O-1 in the past to use existing houses for office purposes.
3. O-1 zoning allows uses of similar or lesser intensity as the surrounding multi-family and neighborhood commercial uses and zoning, and this proposal continues the trend of O-1 rezonings in this neighborhood.

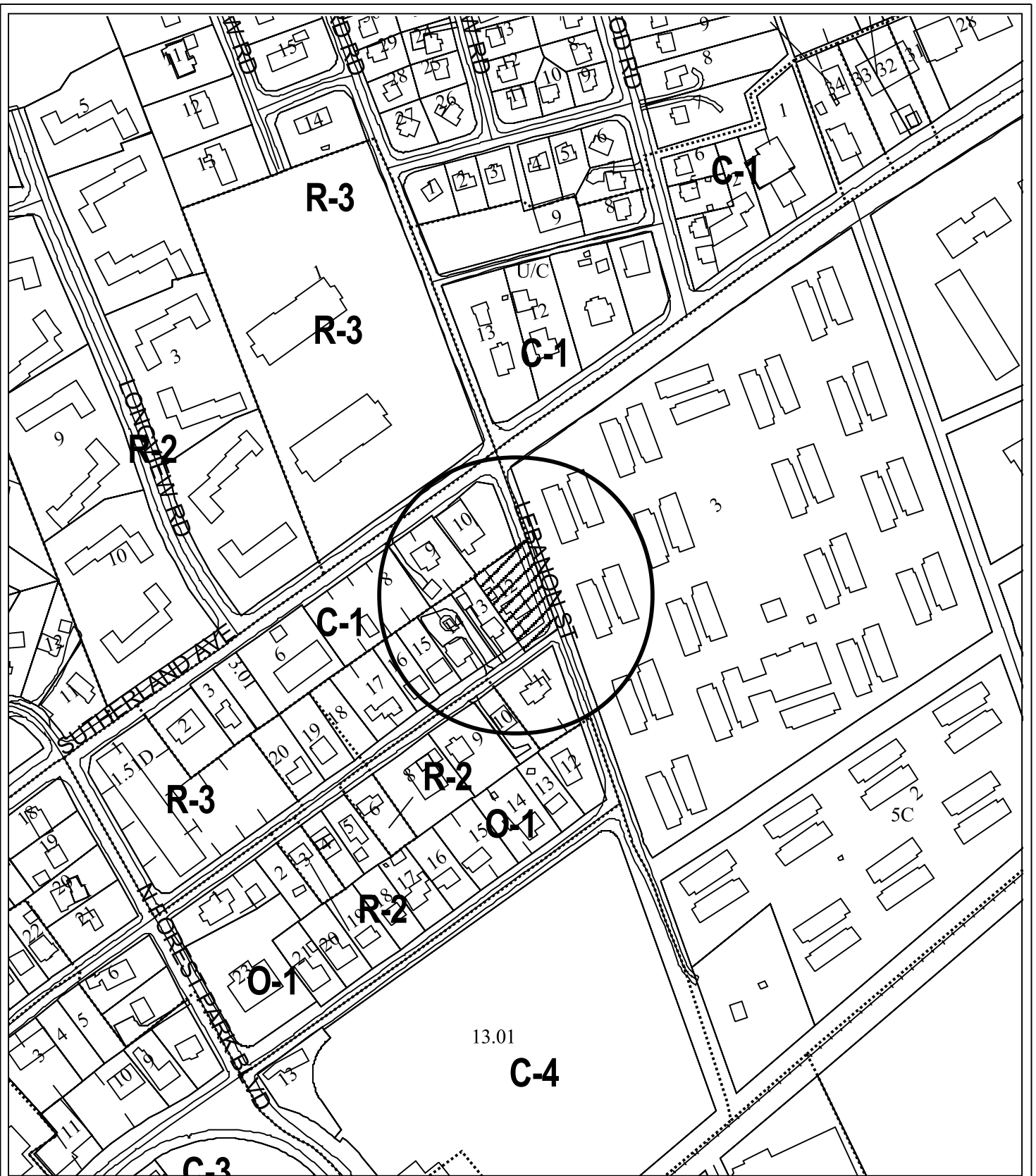
THE EFFECTS OF THE PROPOSAL

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, consistent with this proposal.
2. The West City Sector Plan and the Bearden Village Opportunities Plan propose mixed uses for these two parcels, consistent with this proposal.
3. Staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office uses.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-O-06-RZ
REZONING**

Petitioner: Maureen Hinds

Map No: 107

Jurisdiction: City



From: R-2 (General Residential)
To: O-1 (Office, Medical, and Related Services)

Original Print Date: 03/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

