

▶ **FILE #:** 8-G-07-RZ

AGENDA ITEM #: 57

AGENDA DATE: 8/9/2007

▶ **APPLICANT:** **ROBYN BRANCA**
 OWNER(S): BRANCA ROBYN L & PAUL

TAX ID NUMBER: 107 K H 002

JURISDICTION: City Council District 2

▶ **LOCATION:** **Southeast side Sutherland Ave., northeast of Carr St.**

▶ **APPX. SIZE OF TRACT:** **7200 square feet**

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Sutherland Ave., a minor arterial street with 22' of pavement width within 50' of right of way.

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

WATERSHED: Fourth Creek

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

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

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Psychology office**

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.

SURROUNDING LAND USE AND ZONING:
 North: Residences / R-1 (Low Density Residential)
 South: Residences & offices / R-1 (Low Density Residential), R-2 (General Residential) & O-1 (Office, Medical & Related Services)
 East: Residences & offices / R-1 (Low Density Residential) & O-1 (Office, Medical & Related Services)
 West: Residences & offices / R-1 (Low Density Residential) & O-1 (Office, Medical & Related Services)

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.

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. 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

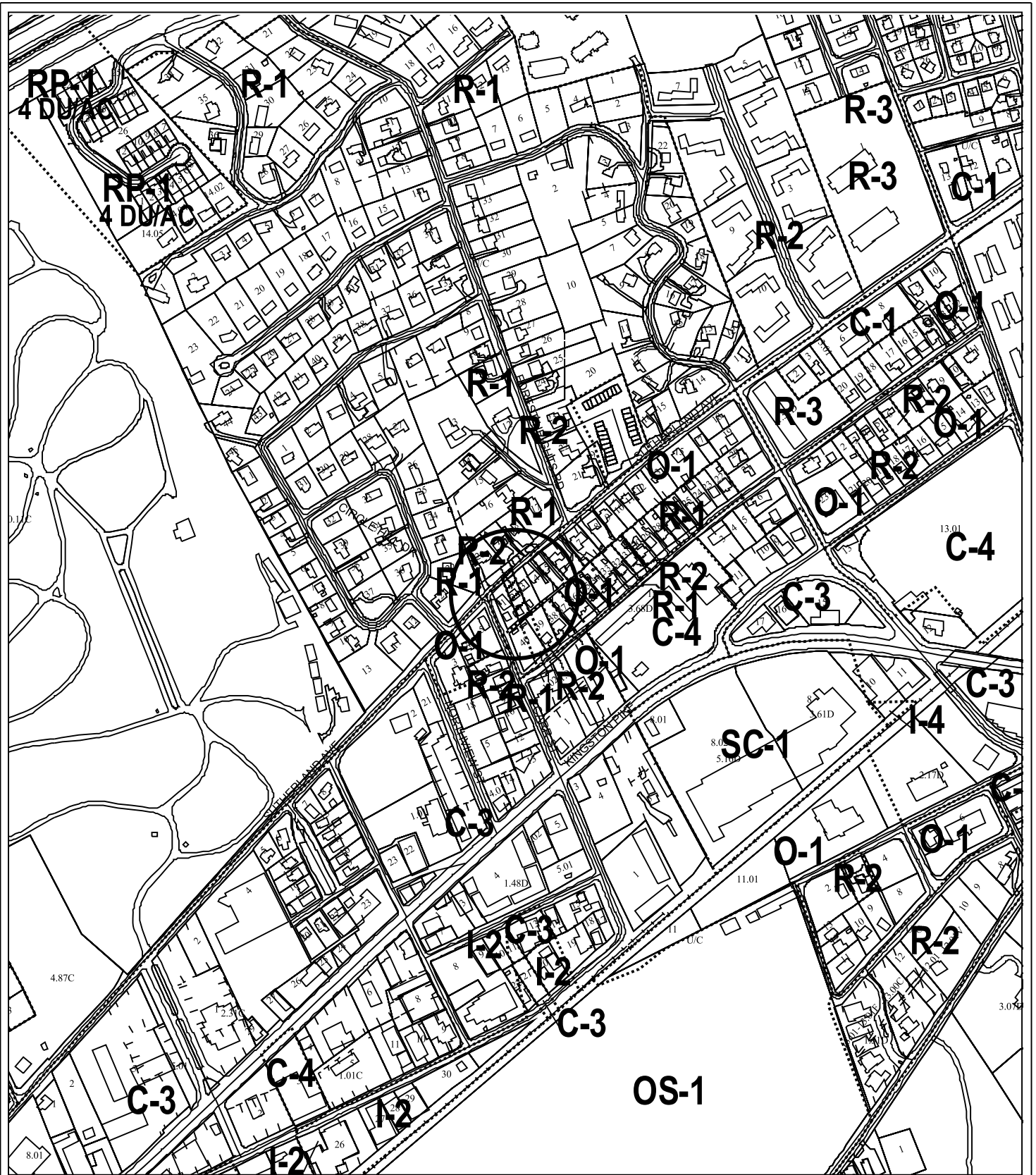
1. The City of Knoxville One Year Plan proposes mixed uses, limited to office, medium density residential and low density residential uses for this parcel, consistent with this proposal.
2. The West City Sector Plan proposes mixed uses for this parcel, consistent with this proposal.
3. This site is within 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.

ESTIMATED TRAFFIC IMPACT: 47 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/11/2007 and 9/25/2007. 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.



8-G-07-RZ
REZONING

Petitioner: Robyn Branca

Map No: 107

Jurisdiction: City



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

Original Print Date: 07/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Forest Heights Homeowners Association

July 23, 2007

Jenny Nash
President

Tina Gillespie
Treasurer

Deedee Blane
*Board Member
At Large*

Christopher Gray
*Board Member
At Large*

Paige McHenry
*Street Representative
Area 1*

Margaret Sadler
*Street Representative
Area 2*

Janet Testerman
*Street Representative
Area 3*

Maria Gall
*Street Representative
Area 4*

Beth Cantrell
*Street Representative
Area 5*

Karen Montooth
*Street Representative
Area 6*

Mark Donaldson
MPC Executive Director
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

The Forest Heights Homeowners' Association is writing to support Dr. Robyn Branca's application to change the zoning at 4048 Sutherland Ave., Knoxville, TN, 37919 from residential to office.

The south side of Sutherland has been zoned mixed use for many years. Dr. Branca resides in the Forest Heights neighborhood, and we believe she'll be a responsible steward of this property.

Thank you very much for your time and consideration of this matter. Sincerely,

Jenny Nash
President, Forest Heights Homeowners Association