

▶ **FILE #:** 12-F-07-RZ

AGENDA ITEM #: 82

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** DAVID VELARDE

OWNER(S): RITCHIE BARRY D DR % ADVANCE FOOTCARE CENTER

TAX ID NUMBER: 80 J B 018.05

JURISDICTION: City Council District 3

▶ **LOCATION:** Southeast side Merchant Dr., northeast of Pleasant Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 0.93 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Merchant Dr., a major arterial street with 33' of pavement width within 70' of right of way.

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

WATERSHED: Third Creek

▶ **PRESENT ZONING:** O-3 (Office Park)

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

▶ **EXISTING LAND USE:** Medical office

▶ **PROPOSED USE:** Medical office with employee apartment

EXTENSION OF ZONE: No, but O-1 zoning is in the area and O-3 zoning is adjacent to the site

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant parcel / O-3 (Office Park)

South: Business / C-3 (General Commercial)

East: House and vacant land / A-1 (General Agricultural)

West: Merchant Dr. - Businesses / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This property is on the edge of a small commercial node at the intersection of Merchant Dr. and Pleasant Ridge Rd., zoned C-3. Commercial and office uses are to the north, zoned O-1, O-3, A-1 and R-1.

STAFF RECOMMENDATION:

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

O-1 is compatible with surrounding development and zoning and will allow the applicant to include a residential unit in the structure.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-1 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning will allow the applicant to include a residential unit within the office structure, as proposed. O-1 is similar in intensity to O-3, but allows residential as a permitted use, while O-3 does not.
3. There are numerous sites in the immediate area that have developed under O-1 and O-3 zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on the school system.
3. The proposal is compatible with the surrounding zoning and will have minimal impact on surrounding properties.

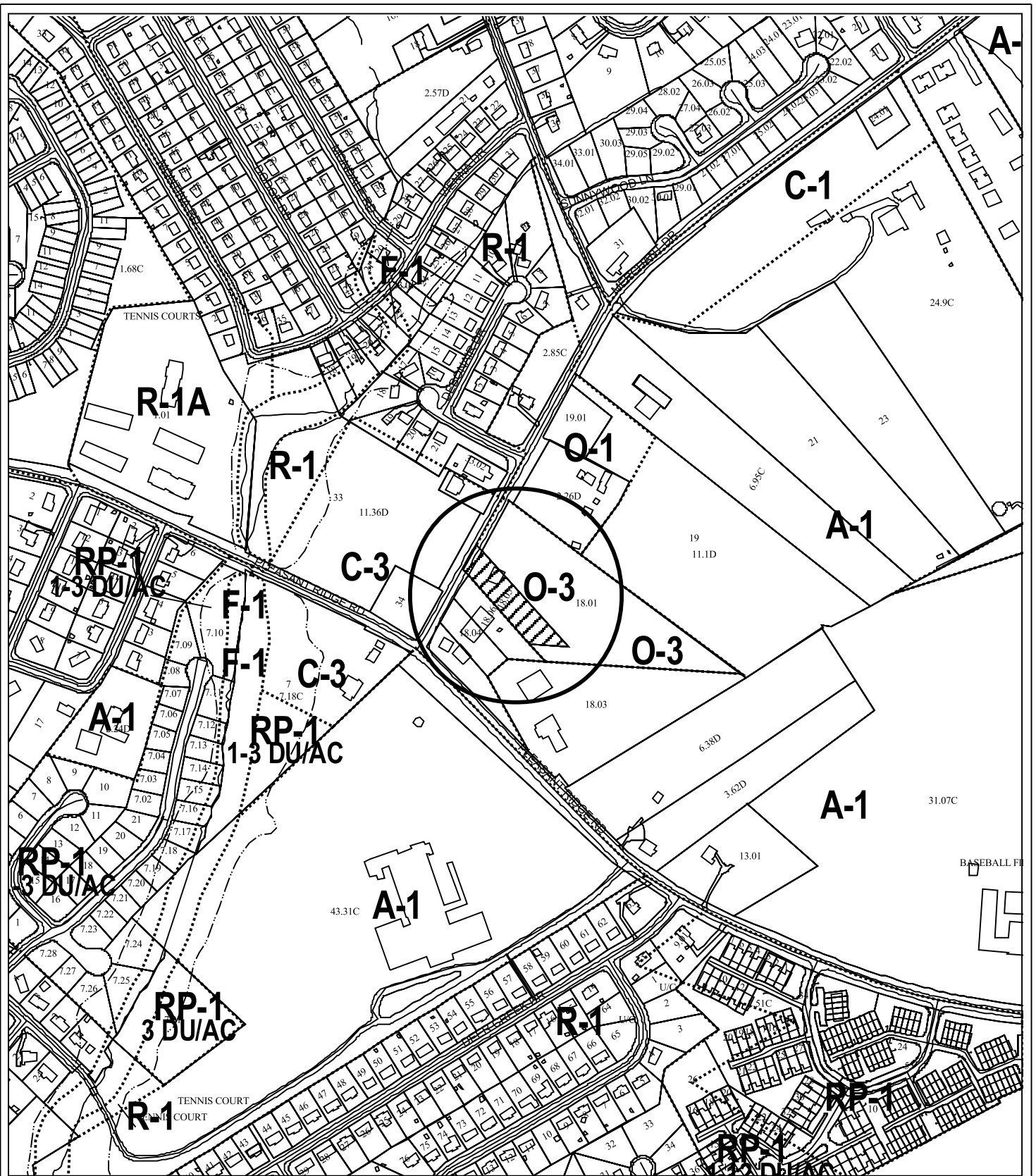
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Northwest City Sector Plan and the One Year Plan propose office uses for the site, consistent with this proposal.
2. Approval of this request could lead to future O-1 requests in the area. However the plans do not propose additional non-residential uses outside of sites that are not already zoned for those uses.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2008 and 1/29/2008. 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.



12-F-07-RZ
REZONING

Petitioner: David Velarde

Map No: 80

Jurisdiction: City



From: O-3 (Office Park)
To: O-1 (Office, Medical, and Related Services)

Original Print Date: 11/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

