

▶ **FILE #:** 5-G-07-RZ

AGENDA ITEM #: 76

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** TIM PAGE

OWNER(S): PAGE TIMOTHY & EVELYN L

TAX ID NUMBER: 80 E E 009&010

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side Gap Rd., south side I-640

▶ **APPX. SIZE OF TRACT:** 2.45 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Gap Rd., a major collector street with 19-23' of pavement width within 45' of right of way.

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

▶ **PRESENT ZONING:** C-3 (General Commercial) and R-1 (Low Density Residential)

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Medical clinic

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
 North: I-640 off ramp / R-1 (Low Density Residential)
 South: Gap Rd. - Dwellings and vacant land / R-1 (Low Density Residential)
 East: Gap Rd. - Vacant land / O-3 (Office Park)
 West: Dwellings / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under R-1 or R-2 zoning. However, there is some O-3, C-3 and O-1 zoning in the area.

STAFF RECOMMENDATION:

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

O-1 zoning is compatible with surrounding development and zoning and is consistent with the sector and one year plan proposals for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. O-1 is an appropriate zone for this site, which is located between Gap Rd. and the end of the I-640 off ramp.
3. The proposal is consistent with the One Year Plan and sector plan proposals for these sites.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools. The impact to streets should be minimal. Gap Rd. is a major collector

street, capable of handling any additional trips that this rezoning may generate.

3. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

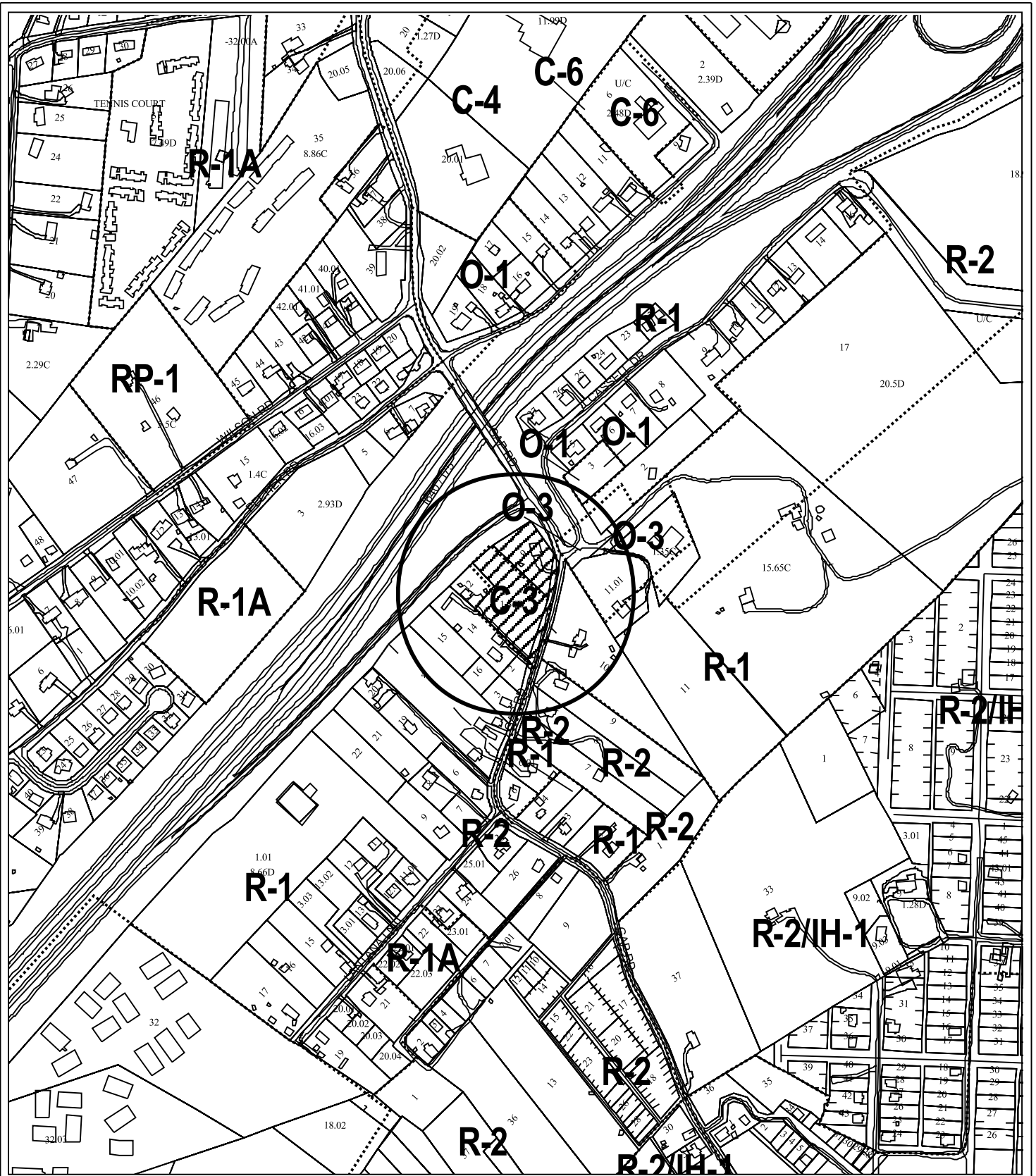
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes medium density residential and office uses for the site, consistent with this proposal.

2. The Central City Sector Plan proposes medium density residential and office uses for the site, consistent with this proposal.

3. This request may generate additional requests for office zones in this area in the future.

If approved, this item will be forwarded to Knoxville City Council for action on 6/5/2007 and 6/19/2007. 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.



**5-G-07-RZ
REZONING**

Petitioner: Tim Page

Map No: 80

Jurisdiction: City



From: C-3 (General Commercial) and R-1 (Low Density Residential)

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

Original Print Date: 04/25/07

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902