

▶ **FILE #:** 11-K-07-RZ

AGENDA ITEM #: 68

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** RICHARD LYNCH
 OWNER(S): LYNCH RICHARD S & TERESA T

TAX ID NUMBER: 69 I A 012

JURISDICTION: City Council District 5

▶ **LOCATION:** Northeast side Central Avenue Pike, northwest of Woodlawn Dr.

▶ **APPX. SIZE OF TRACT:** 0.815 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 26' of pavement width within 60' of right of way.

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

WATERSHED: Second Creek

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

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

▶ **EXISTING LAND USE:** Rental residences

▶ **PROPOSED USE:** Professional office

EXTENSION OF ZONE: Yes, extension of O-1 zoning from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lot / O-1 (Office, Medical & Related Services)

South: Residences / R-2 (General Residential)

East: Residences / R-2 (General Residential)

West: Central Avenue Pike - Office buildings / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with residential, office and commercial uses, zoned R-2, O-1 and C-3.

STAFF RECOMMENDATION:

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

O-1 zoning is an extension of zoning from the northwest, is compatible with surrounding development and is consistent with the One Year Plan proposal for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-1 zoning is appropriate on this site, located along a minor arterial street across from C-3 zoning and I-75 right of way. The site does not face any residential uses.
2. O-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. O-1 zoning is consistent with the One Year Plan, which proposes mixed uses, including office, for the property.
4. O-1 is a logical extension of zoning from the northwest.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Central Avenue Pike is classified as a minor arterial street that should be adequate to handle the additional trips that will be generated by this development.
3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

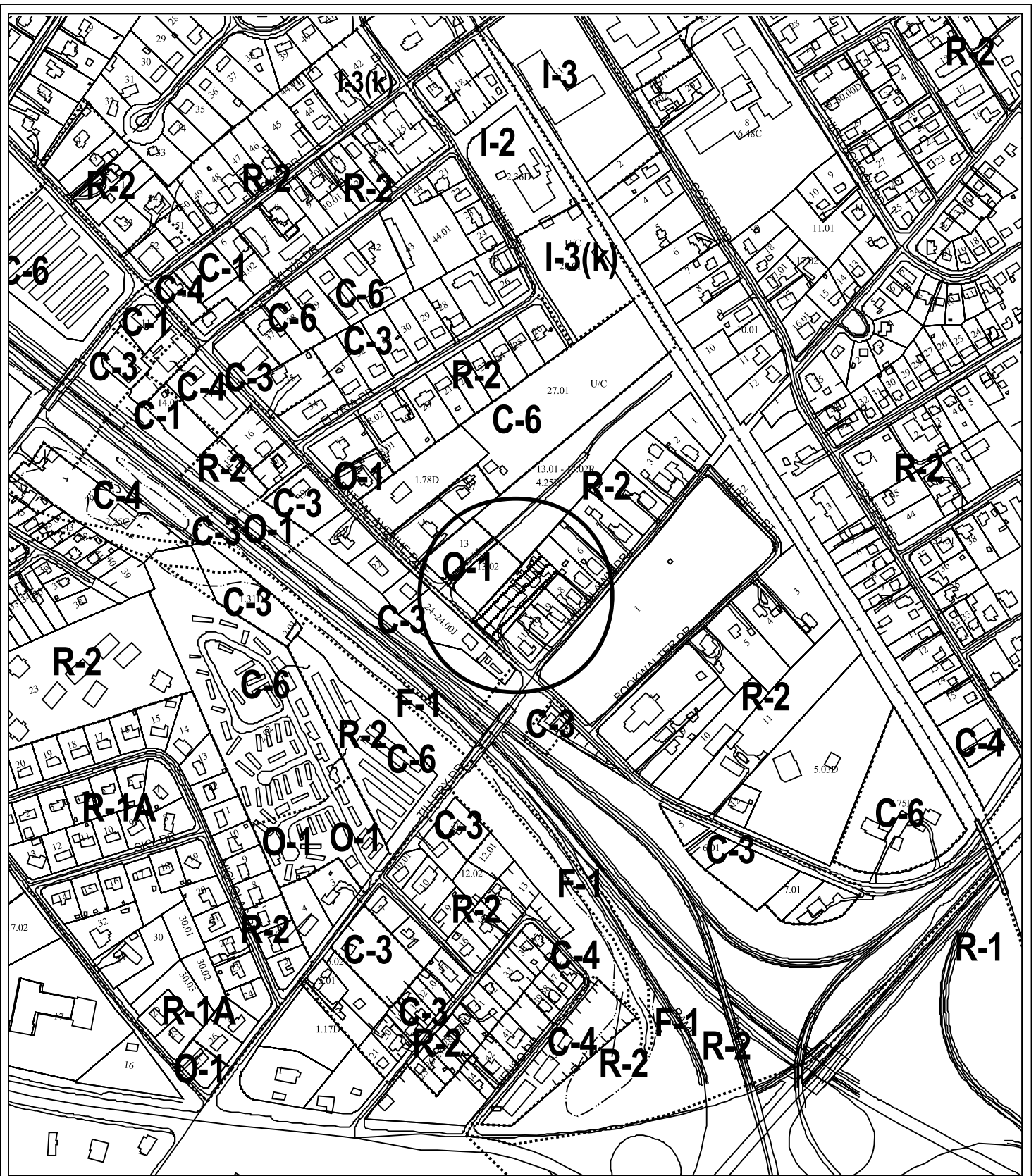
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes medium density residential uses for the site. Office uses are considered similar in intensity to medium density residential uses.
2. The City of Knoxville One Year Plan proposes mixed uses, including office, medium density residential and open space for this site, consistent with this proposal.
3. This request may generate future requests for office zoning, consistent with the One Year Plan proposal in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/4/2007 and 12/18/2007. 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.



**11-K-07-RZ
REZONING**



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

Original Print Date: 10/23/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Richard Lynch

Map No: 69

Jurisdiction: City

