

▶ **FILE #:** 5-D-08-RZ

**AGENDA ITEM #:** 50

**AGENDA DATE:** 5/8/2008

▶ **APPLICANT:** ANN SCHUELER

OWNER(S): ANN SCHUELER

TAX ID NUMBER: 107 K H 001

JURISDICTION: City Council District 2

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

▶ **APPX. SIZE OF TRACT:** 7300 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 21' of pavement width within 60' of right of way or Carr St., a local street with 18' of pavement width within 45' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Art gallery

EXTENSION OF ZONE: Yes, extension of O-1 from the northeast and southwest

HISTORY OF ZONING: Other properties in this area have been rezoned to O-1 in recent years.

SURROUNDING LAND USE AND ZONING: North: Sutherland Ave. - Houses / R-1 (Low Density Residential)

South: Houses / R-1 (Low Density Residential) and R-2 (General Residential)

East: House / O-1 (Office, Medical & Related Services)

West: Carr St. - Beauty salon / 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, 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 and R-2 to O-1 in the past to use existing houses for offices.
3. O-1 is a logical extension of zoning from the southeast, and this proposal continues the trend of O-1

rezoning 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.

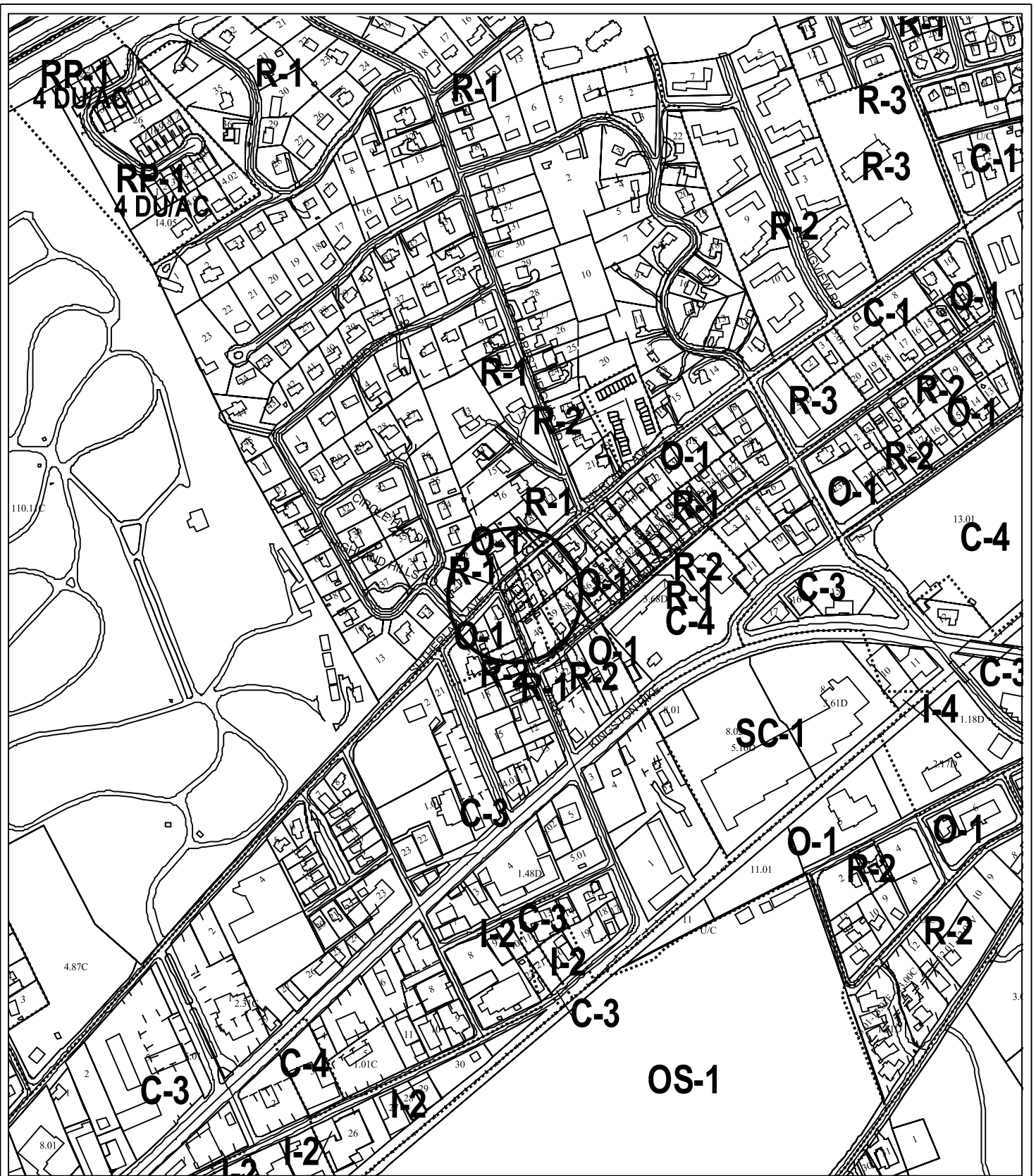
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to office, medium density residential and low density residential uses 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: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/3/2008 and 6/17/2008. 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.



**5-D-08-RZ  
REZONING**

Petitioner: Ann Schueler

Map No: 107

Jurisdiction: City



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

Original Print Date: 04/22/08    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

