

▶ **FILE #:** 5-C-09-RZ

AGENDA ITEM #: 54

AGENDA DATE: 5/14/2009

▶ **APPLICANT:** ROBERT L. SLUSHER

OWNER(S): ROBERT L. SLUSHER

TAX ID NUMBER: 107 K F 014

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side Chambliss Ave., west of Lebanon St.

▶ **APPX. SIZE OF TRACT:** 0.25 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Chambliss Ave., a local street with 20' of pavement width within 45' of right of way.

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

WATERSHED: Third Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Professional office

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

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Business / C-1 (Neighborhood Commercial)
 South: Chambliss Ave. - Residence / O-1 (Office, Medical & Related Services)

East: Residence / R-2 (General Residential)

West: Residence, office / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area was originally developed with residential uses under R-1 and R-2 zoning. In recent years, many properties have transitioned into office and multi-family residential uses, under O-1 and R-2 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council 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 and sector plan.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

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 south, and this proposal continues the trend of O-1 rezoning in

this neighborhood.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The O-1 zone, as described in the zoning ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. Based on the above general intent, this site is appropriate for O-1 zoning.

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.

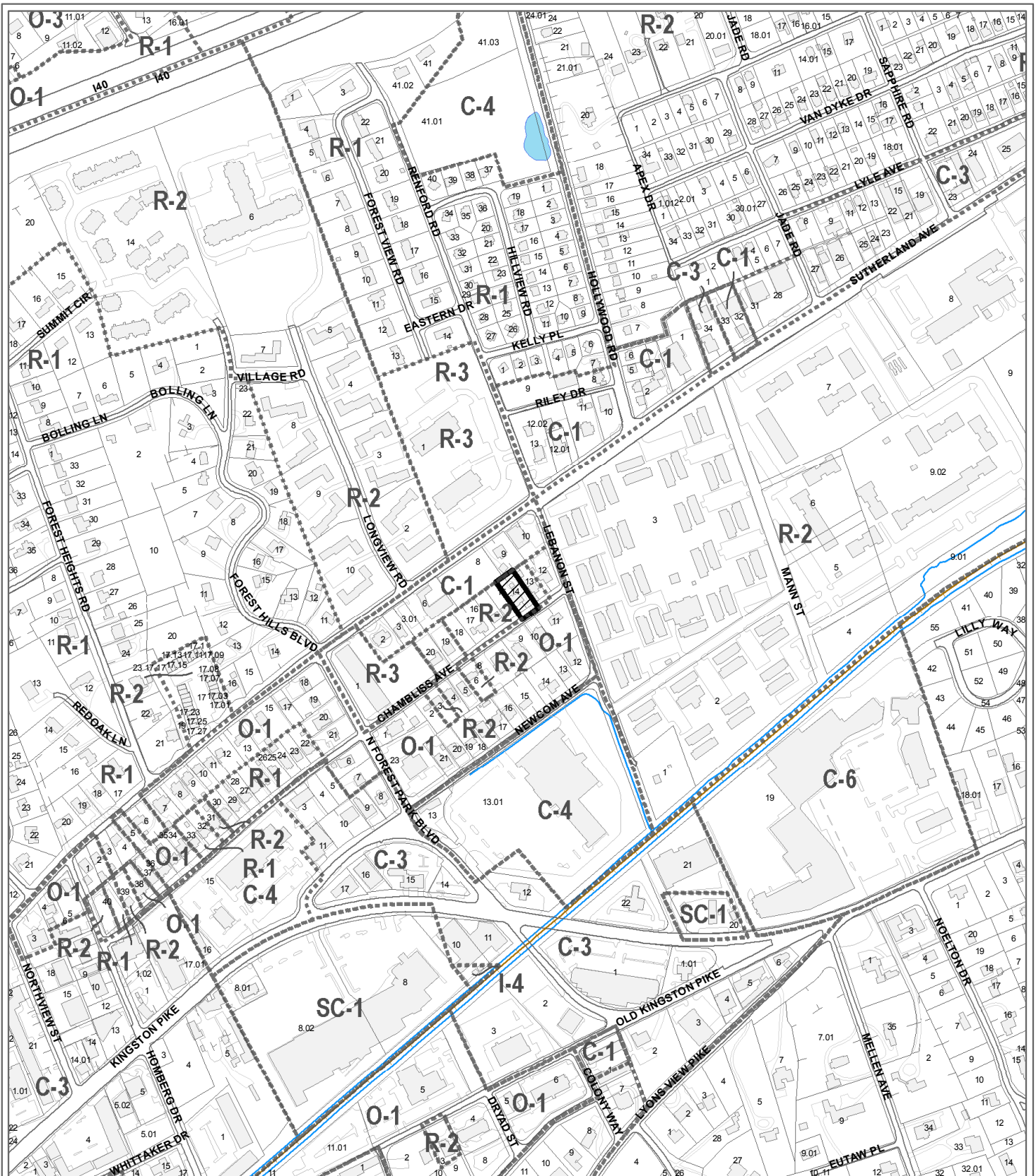
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. On both the City of Knoxville One Year Plan and the West City Sector Plan, this site is located within a special district called Bearden Village (MU-WC-1). O-1 zoning is consistent with the proposals of those plans, which reference former residential areas being converted into professional offices. This special district promotes the general ideas of the Bearden Village Opportunities Plan, adopted in 2001. The study area for that plan included this parcel.
2. 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 6/16/2009 and 6/30/2009. 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.



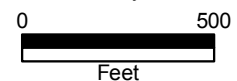
**5-C-09-RZ
REZONING**

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



Petitioner: Slusher, Robert L.

Map No: 107
Jurisdiction: City



Original Print Date: 4/17/2009
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902