

▶ **FILE #:** 9-C-10-RZ (REVISED) **AGENDA ITEM #** 30
AGENDA DATE: 9/9/2010

▶ **APPLICANT:** CC COMPANY
 OWNER(S): THORNTON H R JR ET AL D/B/A C C COMPANY

TAX ID NUMBER: 121 A B PORTION OF 001 MAP ON FILE AT MPC
 JURISDICTION: City Council District 2

▶ **LOCATION:** Southeast side Deane Hill Dr., southwest side Royal Crown Dr.

▶ **APPX. SIZE OF TRACT:** 0.8 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 22' of pavement width within 45-60' of right-of-way.

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

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Warehousing

▶ **PROPOSED USE:** Office

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Apartments / O-1 (Office, Medical and Related Services)

South: Railroad R-O-W and various businesses / C-6 (General Commercial Park)

East: Various non-retail businesses / I-2 (Restricted Manufacturing & Warehousing)

West: Parking and community center / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is on the western fringe of non-residential development along Deane Hill Dr. heading east to its intersection with Kingston Pike. A large business park is to the south, zoned C-6, and residential uses are located to the west and north, zoned R-1. Other surrounding zoning includes O-1, C-3 and I-2.

STAFF RECOMMENDATION:

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

The recommended O-1 zoning is compatible with surrounding development and zoning, is a logical extension of office zoning from the north and is consistent with both the One Year Plan and sector plan proposals for the property.

COMMENTS:

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

COUNTY GENERALLY:

1. O-1 is a logical extension of the already established office zoning to the north of the site, and is consistent with the appearance of the structure on site.
2. The surrounding area is developed with residential, office, light industrial and commercial uses. O-1 zoning is compatible with surrounding development and zoning.
3. O-1 zoning is appropriate at this location along a major collector street, about a half-mile west of its intersection with a major arterial street, Kingston Pike. It is also adjacent to a large business park to the south and east, zoned C-6, as well as light industrial uses, zoned I-2.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested O-1 zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Further, 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 description, O-1 is an appropriate zone for this site. The structure on site has the appearance of office condominiums that would typically be leased to provide office space.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. O-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The impact on the street system will depend on the type of office development proposed.

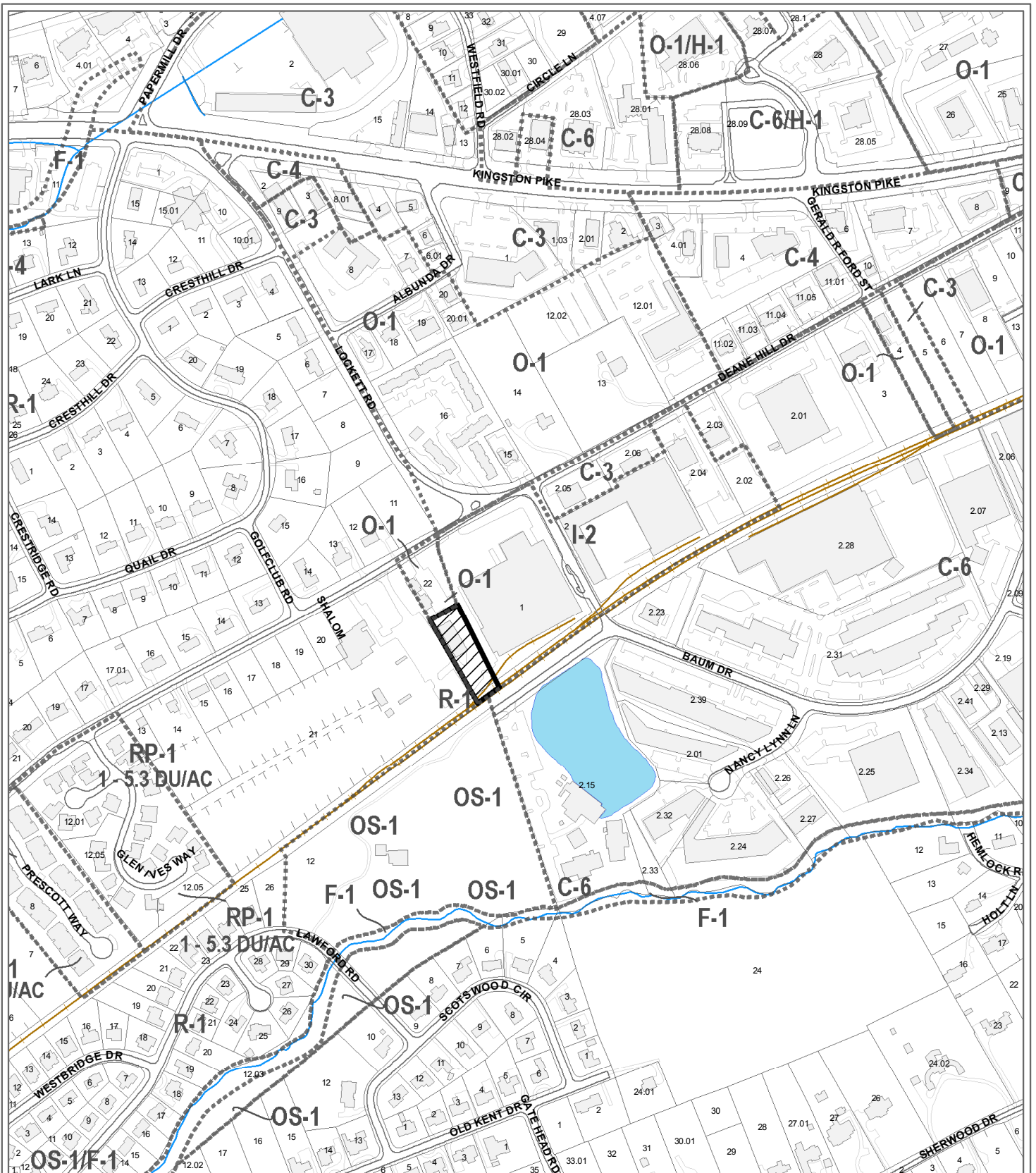
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. O-1 zoning is consistent with both the City of Knoxville One Year Plan, which proposes general commercial, and the West City Sector Plan, which proposes office.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request is not likely to lead to further requests for O-1 zoning, because most surrounding properties have long-established uses, which are unlikely to change. Much of the surrounding zoning is more intense than the requested O-1.

ESTIMATED TRAFFIC IMPACT: Not calculated.

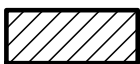
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/5/2010 and 10/19/2010. 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.



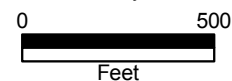
**9-C-10-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing)
 To: O-1 (Office, Medical, and Related Services)



Petitioner: CC Company

Map No: 121
 Jurisdiction: City



Original Print Date: 8/23/2010 Revised: 9/1/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902