

▶ **FILE #:** 10-H-11-RZ

**AGENDA ITEM #:** 34

**AGENDA DATE:** 10/13/2011

▶ **APPLICANT:** HATCHER-HILL PROPERTIES, LLC

OWNER(S): Hatcher Hill Properties, LLC

TAX ID NUMBER: 94 O E 016

JURISDICTION: City Council District 6

▶ **LOCATION:** Northwest side Sutherland Ave., southwest side N. Concord St.

▶ **APPX. SIZE OF TRACT:** 0.8 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via either Sutherland Ave., a minor arterial street 48-60' of pavement width within 75-95' of right-of-way, or N. Concord St., a local street with 32' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** C-6 (General Commercial Park)

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Three level multi-dwelling apartments with covered parking

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted. A C-6 development plan for a shopping center on this site was administratively reviewed and approved by MPC staff in January 2010 (9-A-09-C-6), but no construction has commenced to this point.

SURROUNDING LAND USE AND ZONING: North: Warehouse and dwellings / I-2 (Restricted Manufacturing & Warehousing)

South: Sutherland Ave. - Office complex / C-6 (General Commercial Park)

East: N. Concord St. - Retail business / C-3 (General Commercial)

West: Vacant lot / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This area is developed with commercial, light/heavy industrial and office uses under C-3, C-6, O-1, I-2 and I-4 zoning.

**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 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 zoning is compatible with the sector plan and One Year Plan proposals for the property. There is a

larger area of O-1 zoning to the northwest of the site, off of Booth St.

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 minor arterial street, surrounded by equal or more intense development and zoning. It is also located in fairly close proximity to other office and multi-dwelling development, as well as the University of Tennessee campus.

#### 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. O-1 zoning also permits residential development, as regulated in the R-2 district. Multi-dwelling development, as proposed, would require use on review approval by MPC.

2. Based on the above description, O-1 is an appropriate zone for this site.

#### 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 development proposed. MPC staff would recommend that access to the site be limited to N. Concord St. only, as it exists today. The site fronts on a section of Sutherland Ave., which tapers down from 2 westbound lanes to 1, creating the potential for unnecessary traffic conflicts. If access is given to Sutherland Ave., it should be located as far west as possible and will need to be approved by the City of Knoxville Department of Engineering.

4. The applicant proposes a 3-level multi-dwelling apartment building with covered parking, which is permitted under O-1 zoning with use on review development plan approval by MPC.

5. Due to the relatively small size of the site and its narrow depth from the street, the development, as proposed, may not be possible without the approval of numerous variances, but the O-1 zoning is appropriate for the site.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. O-1 zoning is consistent with the West City Sector Plan, which designates this site for office uses.

2. The City of Knoxville One Year Plan designates the site for mixed uses, limited to light industrial or office uses, which is also consistent with the proposed O-1 zoning.

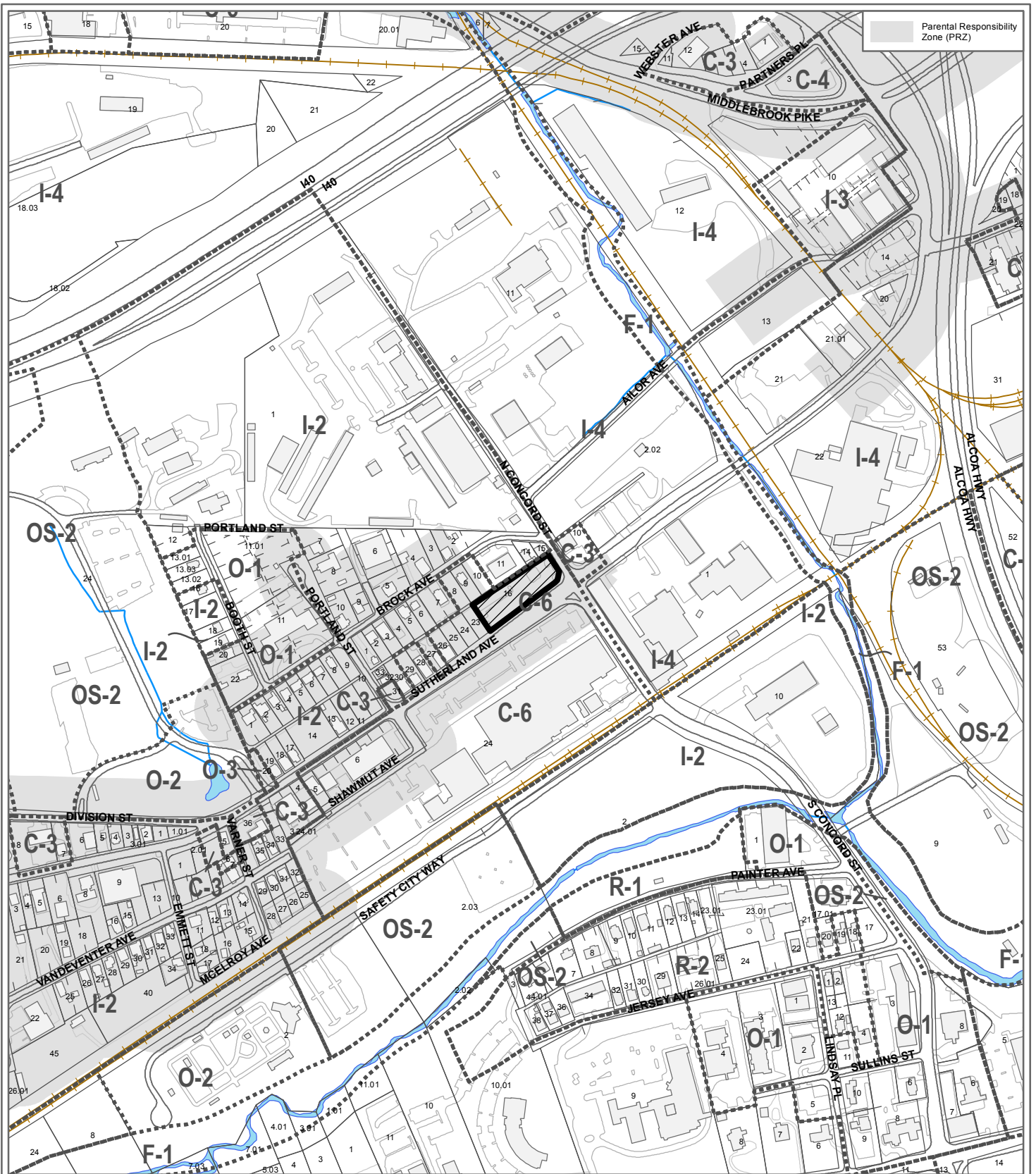
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. Approval of this request could lead to further requests for O-1 zoning, consistent with the adopted plans for 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 11/15/2011 and 11/29/2011. 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.



**10-H-11-RZ  
REZONING**

From: C-6 (General Commercial Park)  
To: O-1 (Office, Medical, and Related Services)



Petitioner: Hatcher-Hill Properties, LLC

Map No: 94  
Jurisdiction: City



Original Print Date: 9/28/2011  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902