



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 3-A-12-RZ

AGENDA ITEM # 22

AGENDA DATE: 3/8/2012

▶ **APPLICANT:** RANDOLPH ARCHITECTURE

OWNER(S): Lalit Jani

TAX ID NUMBER: 119 K A 011

JURISDICTION: City Council District 2

▶ **LOCATION:** East side Prosperity Dr., south of Executive Park Dr.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Prosperity Dr., a local street with 26' of pavement width within 40' of right-of-way.

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

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Hotel

▶ **PROPOSED USE:** Convert existing hotel to an assisted living facility

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Offices / C-3 (General Commercial)

South: Office suites / C-3 (General Commercial)

East: Vacant land / C-3 (General Commercial)

West: Prosperity Dr.- Law offices / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under C-3, CA, PC, C-6 and O-1 zoning.

STAFF RECOMMENDATION:

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

O-1 zoning is consistent with the sector plan and One Year Plan designations for the property and is compatible with surrounding development and zoning.

COMMENTS:

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

1. O-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. O-1 is a less intense zone than C-3. Most surrounding land uses are offices. There are several sites to the northwest in the same business park that are already zoned O-1.
3. The proposed O-1 zoning is consistent with the Northwest County Sector Plan and One Year Plan

proposals for the site.

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. An assisted living facility, as proposed, would require use on review approval by MPC.
2. Based on the above description, this site is appropriate for O-1 zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact to the street system will be minimal.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
4. The applicant wishes to convert the existing hotel at this location into an assisted living facility, which is not permitted under C-3 zoning. The requested O-1 zoning will allow the proposed use to be considered by MPC as a use on review.

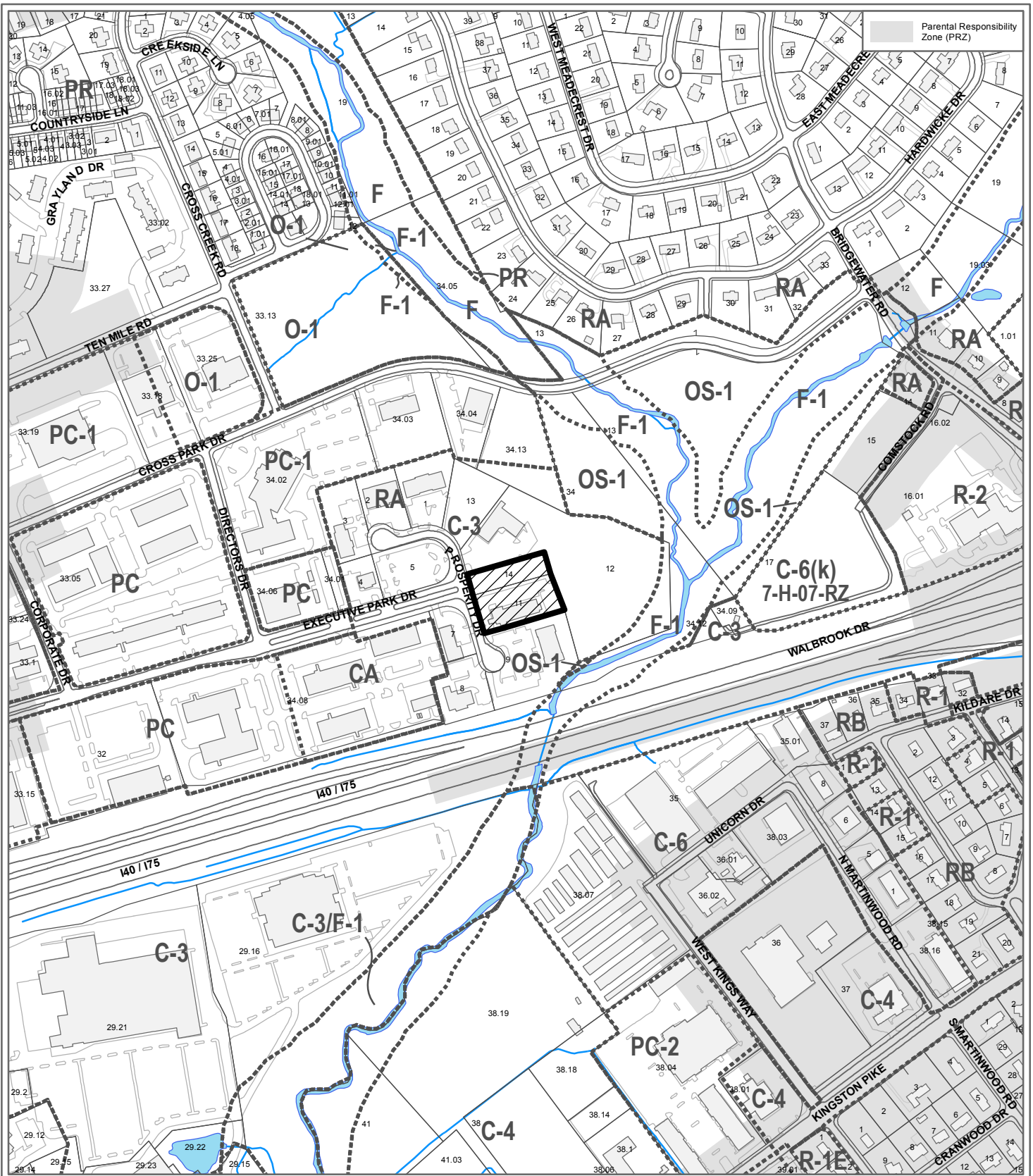
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses for the site, consistent with the proposed O-1 zoning.
2. The City of Knoxville One Year Plan proposes mixed uses, limited to GC, O and MDR, consistent with this proposal.
3. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. Approval of this request may lead to future requests for O-1 zoning on surrounding properties zoned C-3, C-6, CA or PC, which is consistent with the sector plan proposal for office uses 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 4/3/2012 and 4/17/2012. 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.



**3-A-12-RZ
REZONING**

From: C-3 (General Commercial)
To: O-1 (Office, Medical, and Related Services)



Petitioner: Randolph Architecture

Map No: 119
Jurisdiction: City

Original Print Date: 2/17/2012
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

