

▶ **FILE #:** 11-A-12-RZ

AGENDA ITEM #: 18

AGENDA DATE: 11/8/2012

▶ **APPLICANT:** BRENNON GARRETT

OWNER(S): Brennon Garrett

TAX ID NUMBER: 59 M E 004 & 005

JURISDICTION: City Council District 4

▶ **LOCATION:** Southeast side Millertown Pike, southwest of Amelia Rd.

▶ **APPX. SIZE OF TRACT:** 3.65 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial street with 19' of pavement width within 40' of right-of-way.

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

WATERSHED: Love Creek

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

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

▶ **EXISTING LAND USE:** Residential and vacant land

▶ **PROPOSED USE:** Any use permitted in the O-1

EXTENSION OF ZONE: Not an extension, but there is O-1 zoning one lot over to the west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Millertown Pike - Houses / R-1 (Low Density Residential)

South: Floodway, vacant land, house / R-1 (Low Density Residential)

East: House / R-1 (Low Density Residential)

West: House / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, office and commercial uses under R-1, O-1, C-1 and C-6 zoning.

STAFF RECOMMENDATION:

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

O-1 zoning for this parcel is compatible with surrounding land uses and zoning, and is consistent with both the One Year Plan and sector plan proposals for the site.

COMMENTS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/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 area have been rezoned from R-1 to O-1 in the past to develop office uses.
3. O-1 zoning is consistent with the sector and one year plan proposals for the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. Public water and sewer utilities are in place to serve the site.

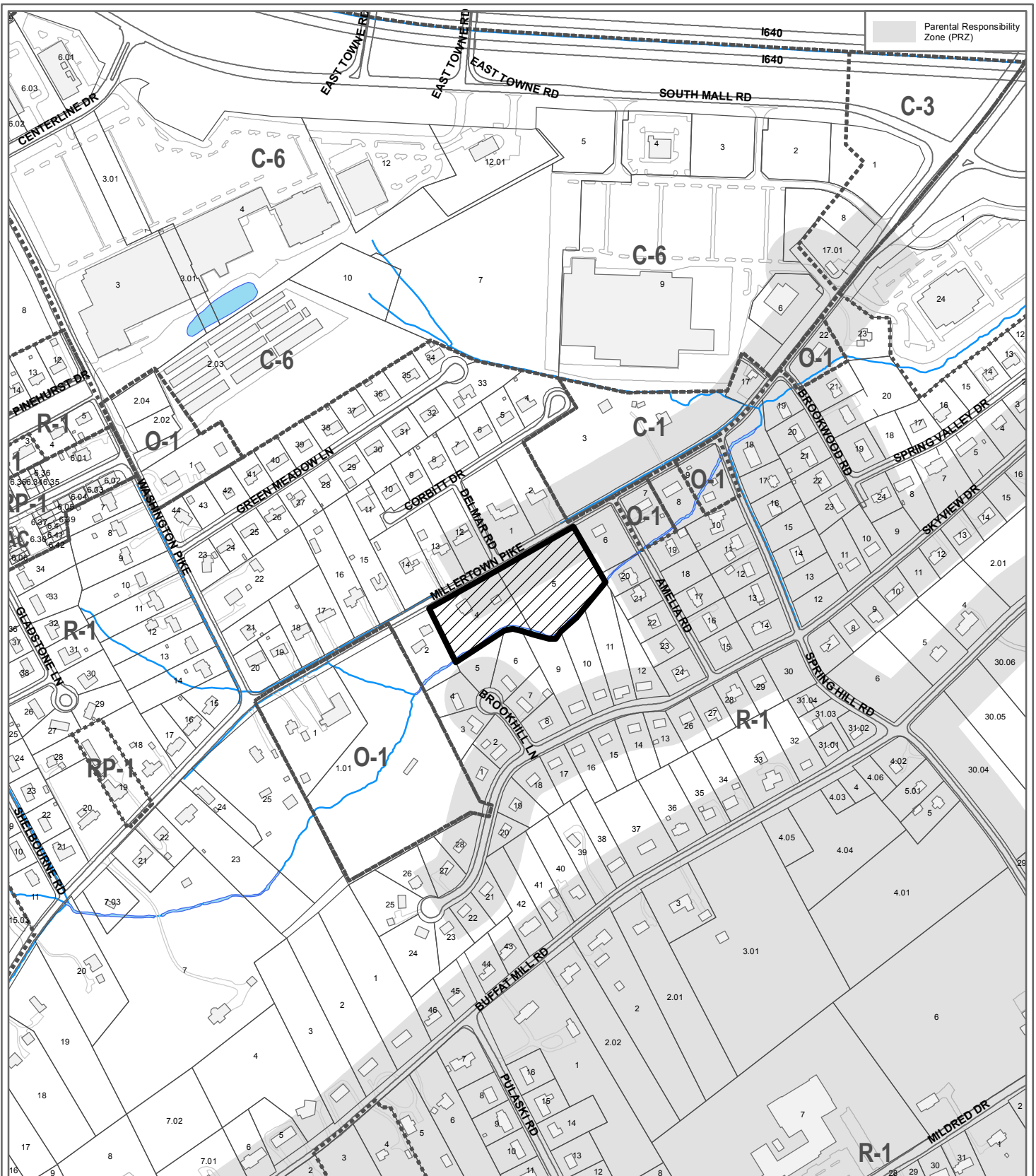
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes mixed uses, including O and LDR, and the East City Sector Plan proposes office, consistent with O-1 zoning.
2. Staff would anticipate receiving similar zoning requests in the future in this area, as proposed by the applicable plans.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/11/2012 and 12/20/2012. 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.



**11-A-12-RZ
REZONING**

From: R-1 (Low Density Residential)

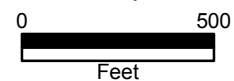
To: O-1 (Office, Medical, and Related Services)



Petitioner: Garrett, Brennon

Map No: 59

Jurisdiction: City



Original Print Date: 10/25/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902