

▶ **FILE #:** 9-G-12-RZ

AGENDA ITEM #: 37

AGENDA DATE: 9/13/2012

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Wilda A. Greene

TAX ID NUMBER: 82 P D 005-008

JURISDICTION: City Council District 6

▶ **LOCATION:** Northwest side E. Fifth Ave., southwest side Winona St.

▶ **APPX. SIZE OF TRACT:** 0.75 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via E. Fifth Ave., a major collector street with 31' of pavement width within 60' of right-of-way.

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

WATERSHED: First Creek

▶ **PRESENT ZONING:** I-3 (General Industrial)

▶ **ZONING REQUESTED:** O-3 (Office Park)

▶ **EXISTING LAND USE:** Office uses

▶ **PROPOSED USE:** Office uses

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: O'Connor Senior Center / OS-2 (Park and Open Space)
 South: E. Fifth Ave. - Parking lot, offices / O-1 (Office, Medical & Related Services)
 East: Winona St. - Offices / O-1 (Office, Medical & Related Services)
 West: Cansler YMCA / OS-2 (Park and Open Space)

NEIGHBORHOOD CONTEXT: To the south and east of this site are commercial and office uses, zoned C-3 and O-1. To the north and west of the site are public park and recreational uses, zoned OS-2.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE O-3 (Office Park) zoning.**

O-3 zoning is compatible with the surrounding land use and zoning pattern and is consistent with the sector and One Year Plan proposals for the property.

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. O-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning.
2. O-3 is a less intense zone than the current I-3 zone, and is much more appropriate at this location.
3. The site is located across from O-1 zoned property to the east and south, making it appropriate for some

additional office uses, allowed under O-3 zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested O-3 zoning is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. The purpose is to create a district which is compatible with surrounding residential areas and serves as a transitional area from residential to other less compatible land uses.
2. Based on the above description, this site is appropriate for O-3 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. O-1 is a less intense zone than the current I-3, so potential impacts to surrounding properties will be lessened with this proposal. The site is already developed with office uses.
2. The impact to the streets will be minimal and there will be no impact on schools.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

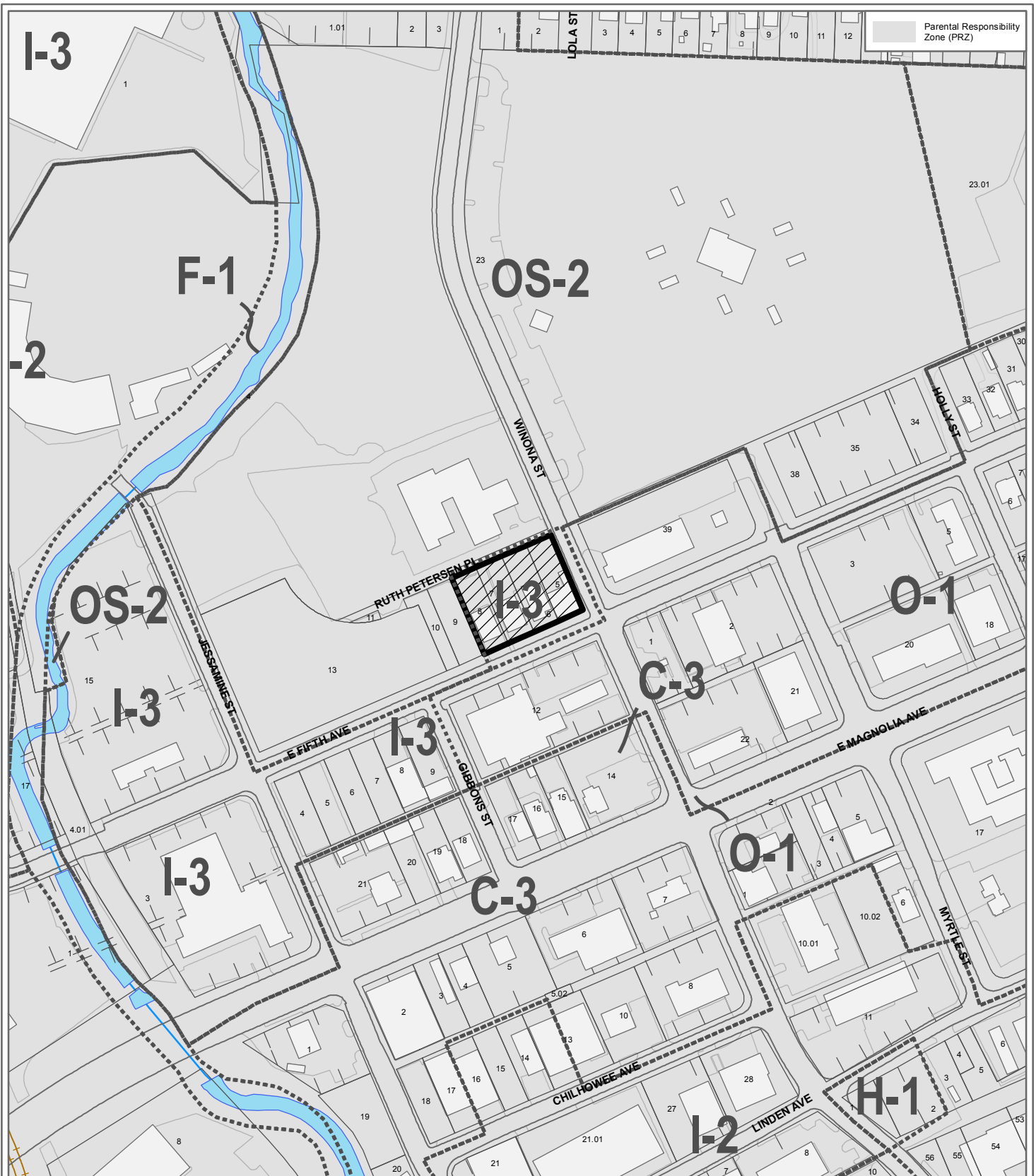
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This site is within a mixed use special district (MU-CC04) on the City of Knoxville One Year Plan, which permits consideration of O-3 zoning.
2. This site is within a mixed use special district (MU-CC04) on the Central City Sector Plan, which permits consideration of O-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

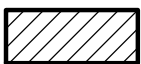
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/16/2012 and 10/30/2012. 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.



**9-G-12-RZ
REZONING**

From: I-3 (General Industrial)
To: O-3 (Office Park)



Petitioner: Metropolitan Planning Commission

Map No: 82
Jurisdiction: City



Original Print Date: 8/22/2012
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902