

▶ **FILE #:** 10-H-13-RZ

AGENDA ITEM #: 28

AGENDA DATE: 10/10/2013

▶ **APPLICANT:** FAMILY PROMISE OF KNOXVILLE

OWNER(S): Family Promise of Knoxville

TAX ID NUMBER: 93 L G 024

JURISDICTION: City Council District 3

▶ **LOCATION:** Northeast side Middlebrook Pike, east of Keith Ave.

▶ **APPX. SIZE OF TRACT:** 2.6 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with four lanes with center median and turning lanes within 110' of right-of-way.

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

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

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

▶ **EXISTING LAND USE:** Church (closed)

▶ **PROPOSED USE:** Day-use only for offices of a non-profit service organization

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / R-2 (General Residential)

South: Middlebrook Pike - Light industrial business / I-3 (General Industrial)

East: Pepsi distribution facility / I-3 (General Industrial)

West: Residential and vacant business / R-2 (General Residential) and C-6 (General Commercial) with conditions

NEIGHBORHOOD CONTEXT: This section of Middlebrook Pike is developed with light industrial and commercial businesses under I-3, C-3, C-4 and C-6 zoning.

STAFF RECOMMENDATION:

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

O-1 zoning is compatible with surrounding land uses and zoning and is consistent with the 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. O-1 zoning is less intense than the nearby I-3, C-3 and C-6 zoning. A large Pepsi distribution facility is located to the east, and a regional Fed Ex facility is to the southwest.
3. O-1 zoning is appropriate to allow flexibility in the redevelopment of the now vacant church on the property.

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.

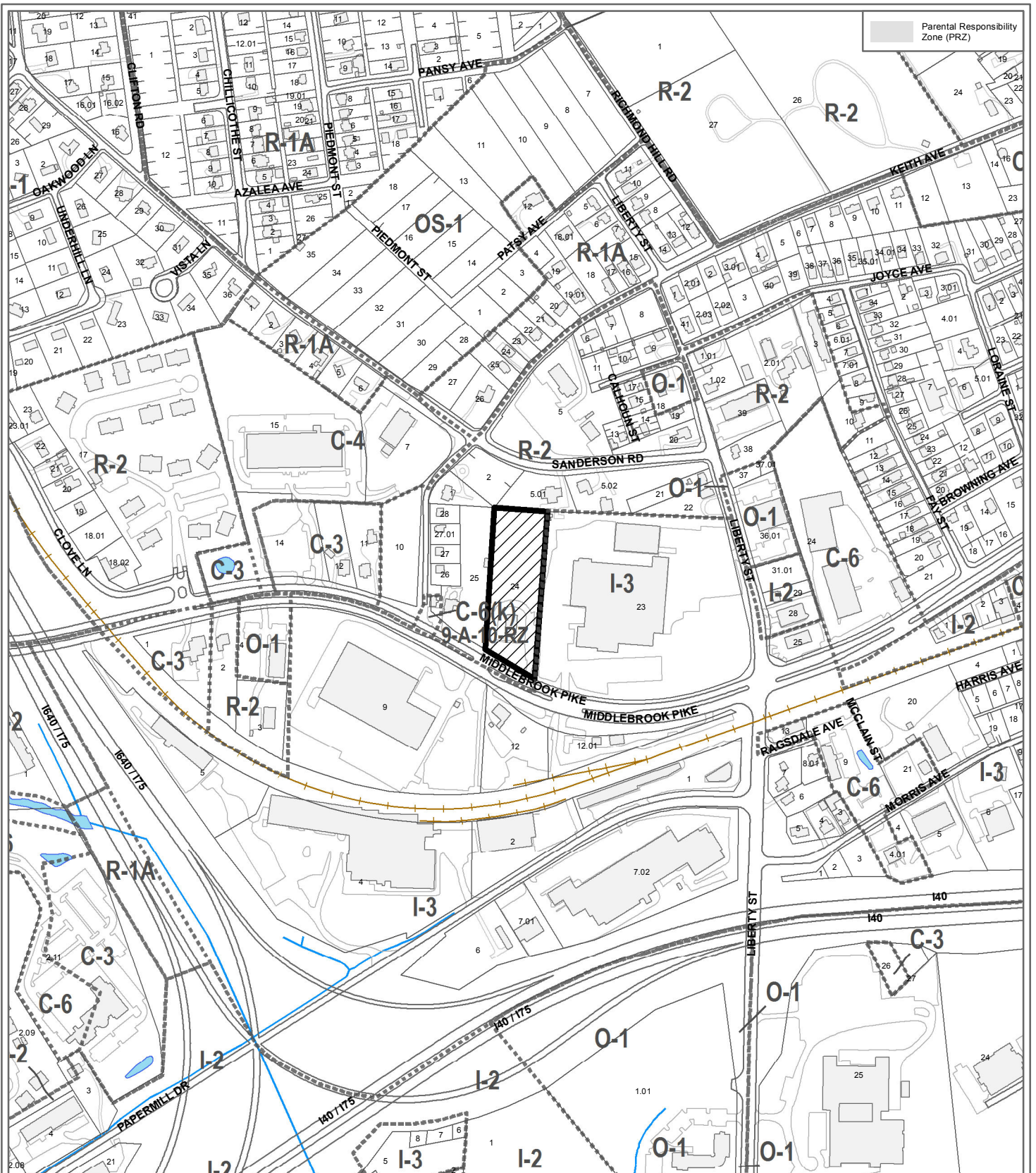
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes mixed uses, limited to office and medium density residential, consistent with the proposed O-1 zoning.
2. The Central City Sector Plan proposes MU-CC (Mixed Use Community Center) for the site, which allows consideration of O-1 zoning.
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 11/12/2013 and 11/26/2013. 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-13-RZ
REZONING**

From: R-2 (General Residential)
To: O-1 (Office, Medical, and Related Services)



Petitioner: Family Promise of Knoxville

Map No: 93
Jurisdiction: City

Original Print Date: 9/25/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

