

▶ **FILE #:** 12-J-15-RZ

AGENDA ITEM #: 41

AGENDA DATE: 12/10/2015

▶ **APPLICANT:** SERTOMA CENTER

OWNER(S): Sertoma Center

TAX ID NUMBER: 83 I F 014-017, 020-022

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS:

▶ **LOCATION:** South side Boyds Bridge Pike, west of Delrose Dr.

▶ **APPX. SIZE OF TRACT:** 4.6 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Boyds Bridge Pike, a minor arterial street with 22' of pavement width within 35' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** O-3 (Office Park) & R-1 (Low Density Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Boyds Bridge Pike, houses and vacant land / EN-1 (Established Neighborhood)

South: Houses / R-1 (Low Density Residential)

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

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

NEIGHBORHOOD CONTEXT: This area is developed primarily with low density residential uses under EN-1 and R-1 zoning. There are two small neighborhood businesses to the east, at the intersection of Delrose Dr. and Boyds Bridge Pike, zoned C-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) and R-1A (Low Density Residential) zoning, as requested.**

O-1 and R-1A zoning are compatible with the surrounding land uses and zoning pattern and are consistent with the sector and One Year Plan proposals for the property.

COMMENTS:

The applicant is seeking R-1A zoning on the parcels currently zoned R-1, and O-1 zoning on the parcels currently zoned O-3, consistent with the sector plan and One Year Plan proposals for the parcels. Staff is recommending approval, as requested by the applicant.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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 requested R-1A and O-1 zones are consistent with both the sector plan and One Year Plan designations for the property.
2. R-1A and O-1 uses will be compatible with the surrounding land uses and zoning pattern.
3. The requested zoning is appropriate for this site, which is adjacent to a small neighborhood commercial node to the east, zoned C-1, and has access to a minor arterial street. No additional traffic will be generated into surrounding R-1-zoned neighborhoods as a result of this rezoning proposal.

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. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
3. Based on the above descriptions, R-1A and O-1 are appropriate zones for this site.

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 R-1A and O-1 zones are compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. The access road, Boyds Bridge Pike, is classified as a minor arterial street and is sufficient to handle any additional traffic generated by this proposal.
3. R-1A zoning will allow the site to be subdivided for slightly more intense residential development than what would be permitted under the current R-1 zoning. The R-1A zone allows detached dwellings on lots as small as 7,500 sq. ft., with sewer. Duplexes are permitted on lots as small as 10,000 sq. ft., with sewer. Multi-dwelling residential development may also be possible at this site with approval of a use on review development plan by MPC. All of the above potential uses would be compatible with other existing development in the area. The requested O-1 zone allows professional offices, but has the additional flexibility to allow residential uses. Residential uses are not permitted under the current O-3 zoning.
4. Public water and sewer utilities are available to serve the site.

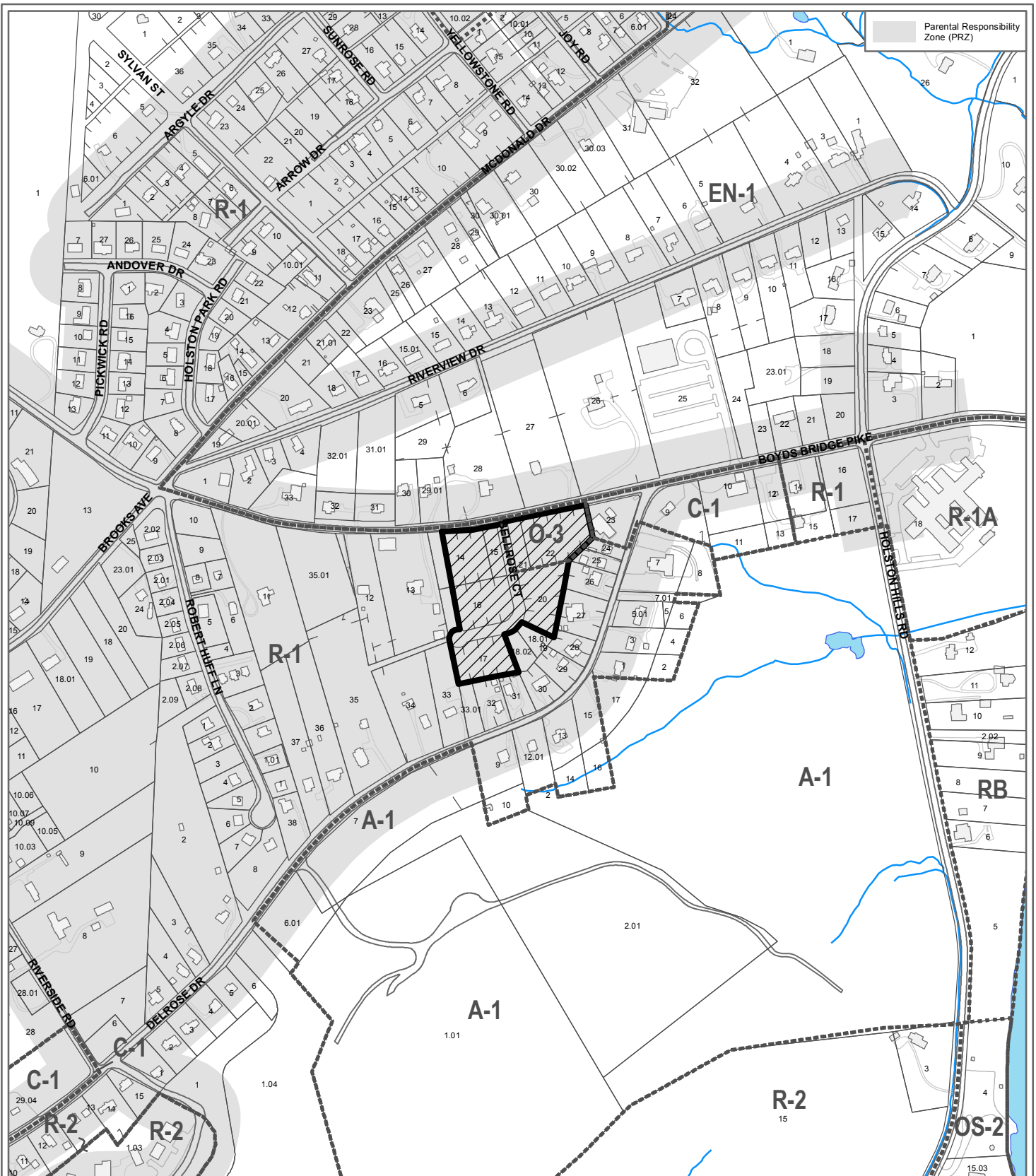
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East City Sector Plan proposes LDR (Low Density Residential) and O (Office) uses for this site, consistent with the proposal.
2. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) and O (Office) uses for this site, consistent with the proposal.
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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/5/2016 and 1/19/2016. 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.



**12-J-15-RZ
REZONING**

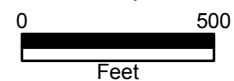
From: O-3 (Office Park) & R-1 (Low Density Residential)
 To: O-1 (Office, Medical, and Related Services) & R-1A



Petitioner: Sertoma Center

Map No: 83

Jurisdiction: City



Original Print Date: 11/20/2015 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Concept	Final	Use On Review	Variance	Exempt Plat	Rezoning	x
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Addressing Street/ Road and Subdivision Name Review

Subdivision names and all street names must conform to the Knoxville/Knox County Street Naming, Addressing Ordinance and Subdivision Regulations and the Administrative Rules of the Planning Commission.

These corrections **MUST** be made before the addressing staff, can sign-off on the S/D plat.

Plats **MUST** be signed before plat is certified for recording. The Addressing Department will sign-off before or after the MPC Meeting.

Web Site: www.knoxmpc.org has list of existing street names and list of available street names.

Date Submitted To Addressing for Review	03Nov15	Owner Developer Applicant	Sertoma Center	Surveyor Architect Engineer Applicant	Backy Massey	Phone	865 524 5555 x4
						Fax email	524.5563 becky@sertoma.com
Subdivision Name	Proposed subdivision 12-J-15-RZ			Unit or Phase		Tax ID	See application

Street / Road Name	1. Duplication / Phonetic 2. Existing Road 3. Needs Correction 4. Does not conform to Addressing Regulations	Results of Review	Date Added to Reserve File	Approved Denied Pending correction
Subdivision recorded as		Fairlawn		
Boys Bridge Pike	2	OK		
Delrose Dr	2	OK		
Bellrose Ct (rec-nb)	The public safety has to be considered	By todays addressing guidelines Bellrose Would be DENIED		
		It is a phonetic duplication		
		And too close to Delrose Dr		
		See 1927 recorded plat		

*MPC does reserve the right to modify these comments as new information comes to our attention from field review and/or requirements from other government review agencies.

	1 st Review	Date Completed	2 nd Review	Donna Hill 215 3872	Date Completed	17Nov15
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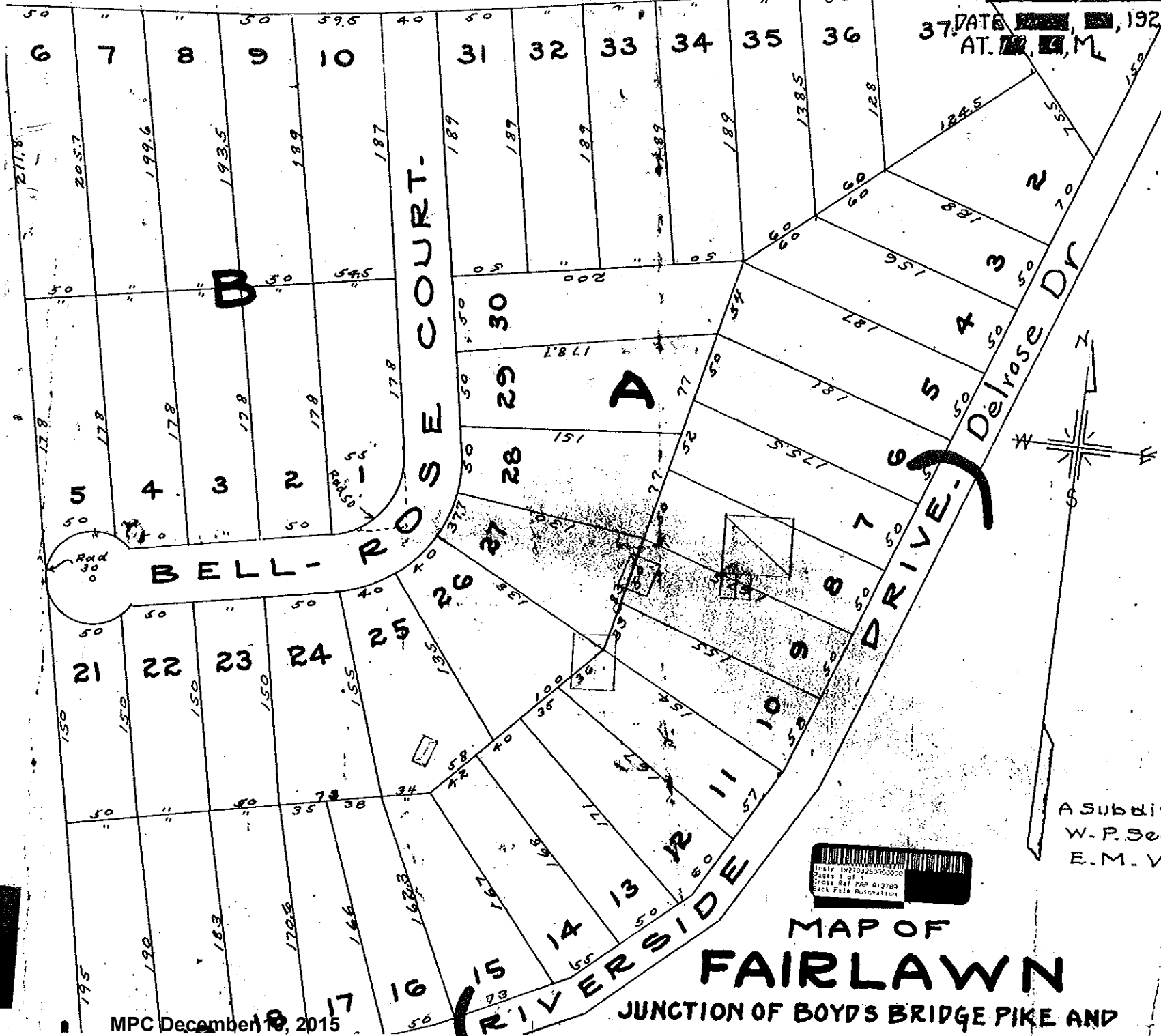
addressing@knoxmpc.org / donna.hill@knoxmpc.org fax 215 2237

Metropolitan Planning Commission ADDRESSING DEPARTMENT

BOYDS

BRIDGE

37 DATE [redacted], 1927, REGISTER OF AT. [redacted], M.



A Subdivision by W.P. Seaton and E.M. Webb

MAP OF FAIRLAWN

JUNCTION OF BOYDS BRIDGE PIKE AND