

▶ **FILE #:** 2-C-15-RZ

AGENDA ITEM #: 31

AGENDA DATE: 2/12/2015

▶ **APPLICANT:** FURROW FAMILY PARTNERSHIP, L.P.

OWNER(S): Furrow Family Partnership, LP

TAX ID NUMBER: 108 B C 003

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 601 S Concord St

▶ **LOCATION:** West side S. Concord St., north side Sullins St., south side Jersey Ave.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: The property fronts on S. Concord St, which is a minor arterial street with 4 lanes within 60-80' of right-of-way. However, current access to the site is taken from either Jersey Ave., a local street with 16' of pavement width within 40' of right-of-way, or Sullins Ave., a local street with 20' of pavement width within 35' 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:** Office parking

▶ **PROPOSED USE:** Office parking

EXTENSION OF ZONE: Yes, extension of O-1 zoning from the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Jersey Ave. - Houses / R-2 (General Residential)

South: Sullins St. - Medical offices / O-1 (Office, Medical & Related Services)

East: Professional offices / O-1 (Office, Medical & Related Services)

West: Houses / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area on the west side of S. Concord St. is developed with a mix of office and residential uses under R-1, R-2 and O-1 zoning.

STAFF RECOMMENDATION:

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

O-1 is a logical extension of zoning from the east and is consistent with both the One Year Plan and sector plan proposals for the site.

COMMENTS:

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. O-1 for the subject property is a logical extension of zoning from the east.
2. O-1 uses are compatible with the surrounding land use and zoning pattern. The remainder of the parcel is already zoned O-1 and the subject property is used for parking for the office complex on the remainder of the parcel. Approval of this request will establish O-1 zoning on the entire parcel.
3. O-1 zoning is consistent with both the One Year Plan and sector plan proposals for 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 recommended O-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. O-1 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle traffic generated by allowing office uses on the site. An existing parking lot is already on the site and has been for many years. The applicant is not proposing any change in use for 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:

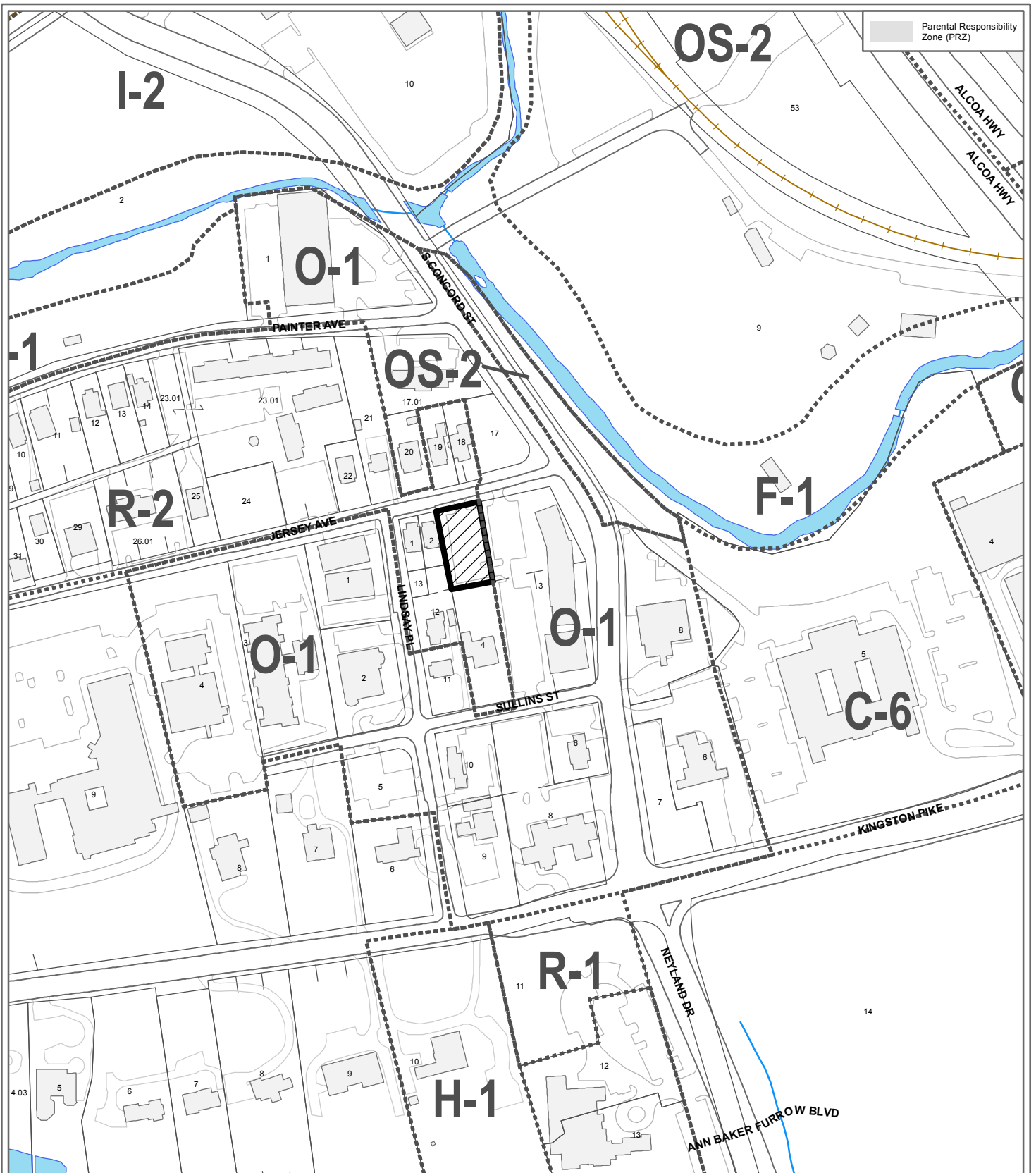
1. The Central City Sector Plan proposes MDR/O (Medium Density Residential/Office) uses for the site, consistent with the proposed O-1 zoning.
2. The City of Knoxville One Year Plan proposes MU (MDR,O) for the site, consistent with the proposed O-1 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended O-1 zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 0 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/17/2015 and 3/31/2015. 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.



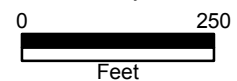
**2-C-15-RZ
REZONING**

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



Petitioner: Furrow Family Partnership, L.P.

Map No: 108
Jurisdiction: City



Original Print Date: 1/23/2015 Revised: 1/27/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902