

▶ **FILE #:** 7-I-15-RZ

AGENDA ITEM #: 45

AGENDA DATE: 7/9/2015

▶ **APPLICANT:** **STUART ANDERSON**

OWNER(S): Raja J. Jubran

TAX ID NUMBER: 121 B G 00701 PORTION ZONED I-3 ONLY

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 305 Letterman Rd

▶ **LOCATION:** **West side Letterman Rd., north of Walden Dr.**

▶ **APPX. SIZE OF TRACT:** **0.1 acres**

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Letterman Rd., a local street with 24' of pavement width within 45' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

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

▶ **EXISTING LAND USE:** **Parking lot**

▶ **PROPOSED USE:** **Business office**

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business and parking / I-3 (General Industrial)

South: Office / O-1 (Office, Medical & Related Services)

East: Letterman Rd. - Office building / O-1 (Office, Medical & Related Services)

West: Floodway and businesses / F-1 (Floodway)

NEIGHBORHOOD CONTEXT: This area, east of S. Northshore Dr. and south of the railroad, is developed with light industrial and office uses, under I-3 and O-1 zoning. There is no access to S. Northshore Dr.

STAFF RECOMMENDATION:

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

O-1 is a logical extension of zoning from the south and is consistent with both the One Year Plan and sector plan proposals for the site. Approval of this request will result in the entire property, outside of the F-1 area, to be zoned O-1, eliminating the current split zoning of the parcel.

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 south.
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 adjacent businesses. Approval of this request will establish O-1 zoning on the entire parcel 7.01.
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 proposing the expansion of office uses to this site.

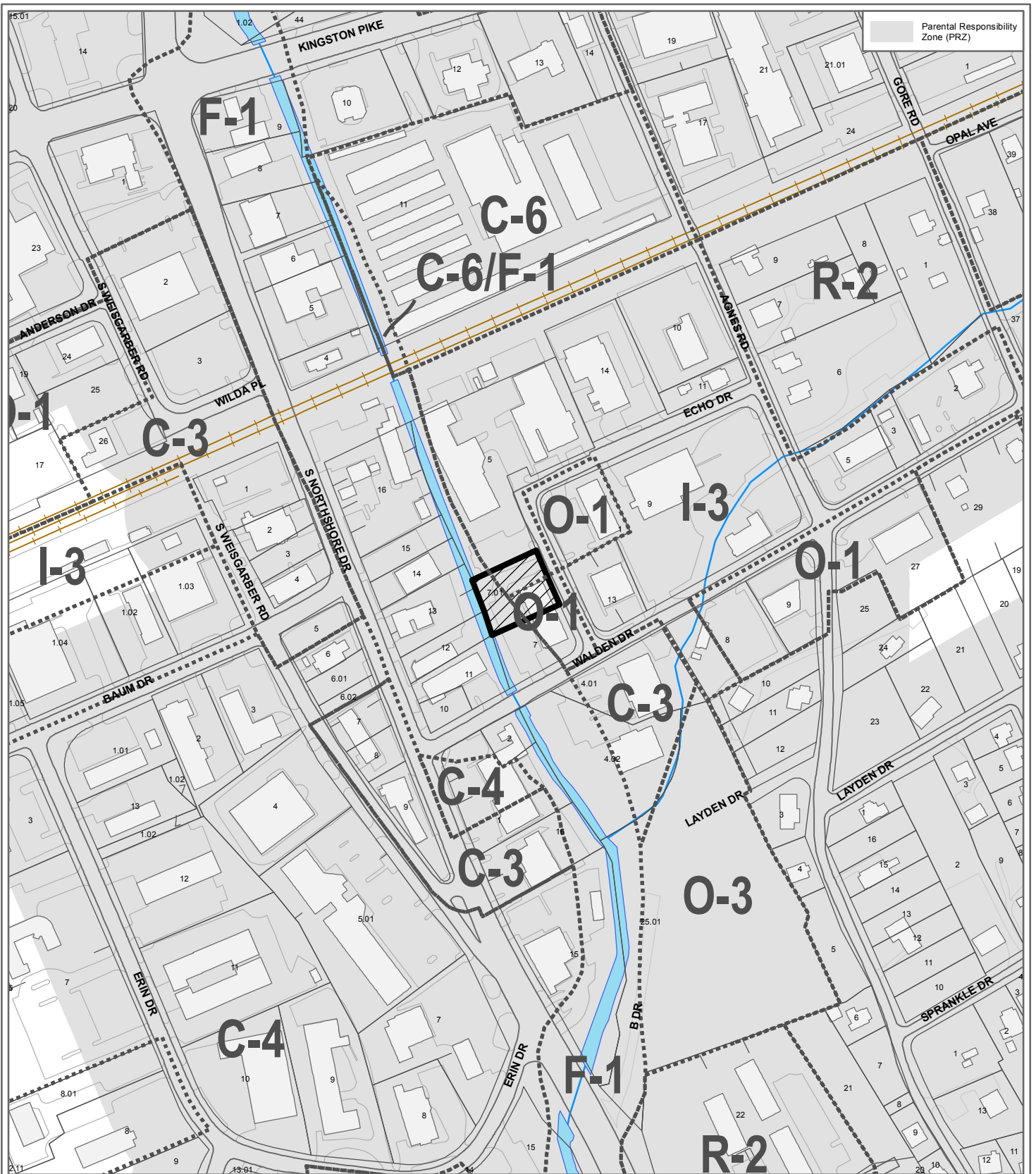
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The West City Sector Plan and the City of Knoxville One Year Plan both propose MDR/O (Medium Density Residential/Office) uses for the site, consistent with the proposed O-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended O-1 zoning 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 8/4/2015 and 8/18/2015. 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.



**7-I-15-RZ
REZONING**

From: I-3 (General Industrial)

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



Petitioner: Anderson, Stuart

Map No: 121

Jurisdiction: City



Original Print Date: 6/24/2015
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902