

▶ **FILE #:** 6-A-15-RZ

AGENDA ITEM #: 20

AGENDA DATE: 6/11/2015

▶ **APPLICANT:** COMFORT HOTEL LLC

OWNER(S): Comfort Hotel LLC

TAX ID NUMBER: 120 G A 00402

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7737 Kingston Pike

▶ **LOCATION:** North side Kingston Pike, east side Montvue Rd.

▶ **APPX. SIZE OF TRACT:** 1.85 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Primary access is through state-owned property to south from Kingston Pike, a major arterial street with six lanes and center median within 180' of right-of-way. Secondary access is through adjacent parcels to east from West Town Way, a one-way east, major collector street with 3 lanes within the large I-40/75 right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** C-4 (Highway and Arterial Commercial)

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

▶ **EXISTING LAND USE:** Hotel

▶ **PROPOSED USE:** Assisted living facility

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: West Town Way, I-40-75 right-of-way / C-3 (General Commercial) and R-1 (Low Density Residential)

South: Vacant land, access drive, Kingston Pike, West Town Mall / C-3 (General Commercial) and SC-3 (Regional Shopping Center)

East: Businesses and parking / C-3 (General Commercial)

West: Montvue Rd., Businesses / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This site is part of the commercial development pattern along Kingston Pike adjacent to West Town Mall. Surrounding commercial zoning includes C-3, C-4, C-5, C-6 and SC-3.

STAFF RECOMMENDATION:

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

The requested O-3 zoning is less intense than the current C-4 zoning and will allow the redevelopment of the existing hotel as an assisted living facility. The proposal is consistent with 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-3 is a less intense zoning district than the current C-4 zoning on the subject property. However, the applicant wishes to convert the existing hotel into an assisted living facility, which is not permitted under the current C-4 zoning.
2. O-3 uses are compatible with the surrounding land use and zoning pattern.
3. O-3 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 purpose of the O-3 zone, as described in the zoning ordinance, is to create a district which is compatible with surrounding residential areas and services as a transitional area from residential to other less compatible uses.
2. Based on the above general intent, this site is appropriate for O-3 zoning. All surrounding properties have more intense commercial zoning, so this proposal is clearly compatible with surrounding land uses and 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-3 zoning is compatible with the surrounding land uses and zoning pattern.
2. O-3 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 to convert the existing hotel into an assisted living facility, which requires less parking than a hotel. Existing parking on the site should be more than adequate to serve the proposed use.

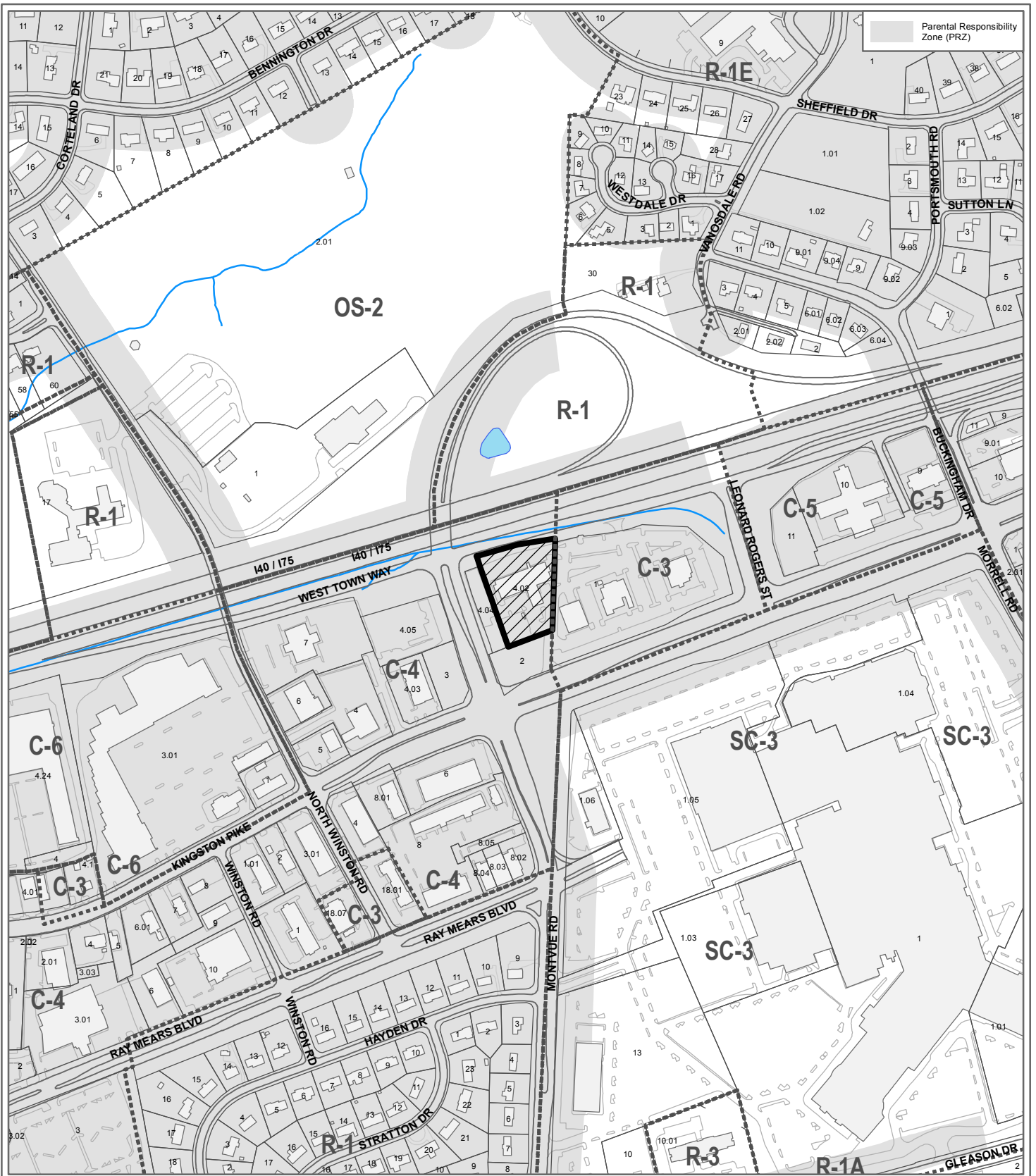
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The West City Sector Plan and the City of Knoxville One Year Plan both propose GC (General Commercial) uses for the site, consistent with the proposed O-3 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-3 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 7/7/2015 and 7/21/2015. 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.



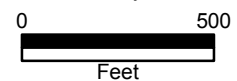
**6-A-15-RZ
REZONING**

From: C-4 (Highway and Arterial Commercial)
To: O-3 (Office Park)



Petitioner: Comfort Hotel LLC

Map No: 120
Jurisdiction: City



Original Print Date: 5/8/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902