



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 10-D-15-SP

AGENDA ITEM #: 42

AGENDA DATE: 10/8/2015

▶ **APPLICANT:** EAST KNOX FREE MEDICAL CLINIC
OWNER(S): Greater Warner Tabernacle AME Zion Church

TAX ID NUMBER: 82 D P 008 [View map on KGIS](#)
 JURISDICTION: Council District 6
 STREET ADDRESS: 0 Oakland St
 ▶ **LOCATION:** Southwest side Oakland St., southeast of Martin Luther King Jr. Ave.
 ▶ **APPX. SIZE OF TRACT:** 0.7 acres
 SECTOR PLAN: East City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Oakland St., a local street with 30' of pavement width within 48' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Williams Creek and Love Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** TDR (Traditional Neighborhood Residential) / R-1 (Low Density Residential)
 ▶ **PROPOSED PLAN DESIGNATION:** O (Office)
 ▶ **EXISTING LAND USE:** Paved parking and vacant land
 ▶ **PROPOSED USE:** Medical office
 EXTENSION OF PLAN DESIGNATION: No
 HISTORY OF REQUESTS:
 SURROUNDING LAND USE AND PLAN DESIGNATION: North: Paved parking and Houses / O-1 (Office, Medical, and Related Services) and R-1 (Low Density Residential)
 South: Houses / R-1 (Low Density Residential)
 East: Church and Houses / O-1 (Office, Medical, and Related Services) and R-1 (Low Density Residential)
 West: Houses / R-1 (Low Density Residential)
 NEIGHBORHOOD CONTEXT This property is on the southwestern edge of downtown Burlington, one half block from Martin Luther King, Jr. Ave. The property separates the office and commercial area from the residential neighborhood.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #10-D-15-SP, amending the East City Sector Plan from TDR (Traditional Neighborhood Residential) to O (Office), and recommend that Knoxville City Council approve the**

sector plan amendment. (See resolution, Exhibit A)

The O (Office) sector plan designation is appropriate for this subject property as a transition from the downtown Burlington area to the residential neighborhood. O (Office) uses are consistent with the surrounding development and zoning pattern.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known road or utility improvements have been made recently in the area, but the existing roads are adequate to handle the additional traffic that would be generated by this project.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently recommends traditional neighborhood residential (TDR) development, which is compatible with the current R-1 zoning on the property. The intent of the TDR sector plan designation is encourage infill development that is compatible with small lot development common in the older areas of the city, including higher intensity residential uses on the edges of neighborhoods. Office uses and medium density residential uses have similar impacts and in many cases can be considered interchangeable. The subject property is well situated to allow consideration of office and higher intensity residential uses.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The property is on the fringe of the downtown Burlington area and is adjacent to property that is zoned O-1. The property is a logical extension of office uses and an appropriate transition to the residential neighborhood.

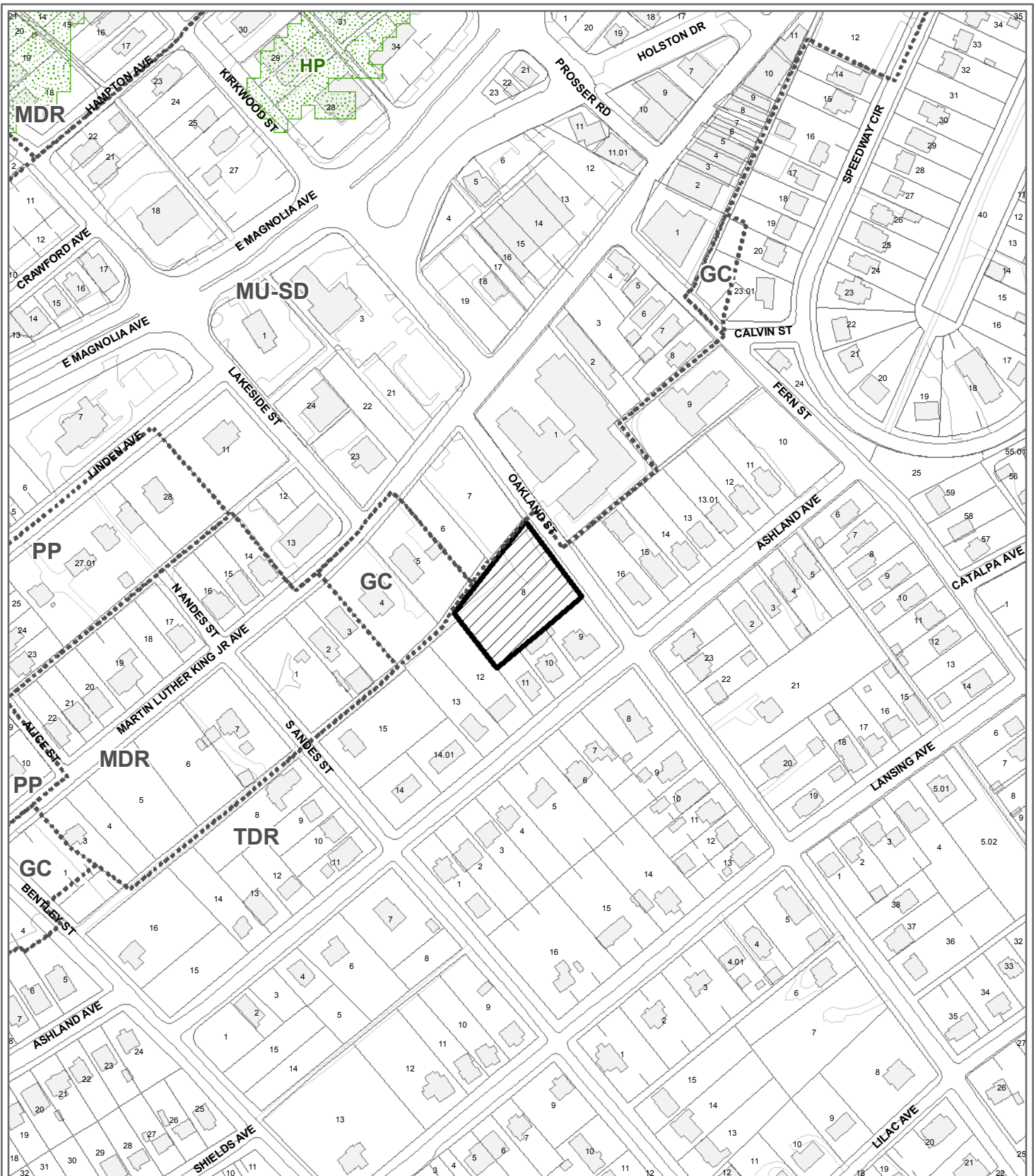
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

With the mix of established office, commercial and residential uses in the area, and being within close proximity a major transit corridor, office uses are appropriate to be considered for this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2015 and 11/24/2015. 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.



**10-D-15-SP
EAST CITY SECTOR PLAN AMENDMENT**

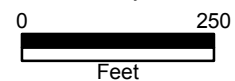
From: TDR (Traditional Neighborhood Residential)
To: O (Office)



Petitioner: East Knox Free Medical Clinic

Map No: 82

Jurisdiction: City



Original Print Date: 9/21/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, East Knox Free Medical Clinic, has submitted an application to amend the Sector Plan from TDR (Traditional Neighborhood Residential) to O (Office), for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the East City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on October 8, 2015, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the East City Sector Plan, with its accompanying staff report and map, file #10-D-15-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 10-H-15-RZ
10-C-15-PA

AGENDA ITEM #: 42
AGENDA DATE: 10/8/2015

▶ **APPLICANT:** EAST KNOX FREE MEDICAL CLINIC
OWNER(S): Greater Warner Tabernacle AME Zion Church

TAX ID NUMBER: 82 D P 008 [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 0 Oakland St

▶ **LOCATION:** Southwest side Oakland St., southeast of Martin Luther King Jr. Ave.

▶ **TRACT INFORMATION:** 0.7 acres.

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Oakland St., a local street with 30' of pavement width within 48' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek and Love Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Paved parking and vacant land

▶ **PROPOSED USE:** Medical office

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS:

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Paved parking and Houses / O-1 (Office, Medical, and Related Services) and R-1 (Low Density Residential)

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

East: Church and Houses / O-1 (Office, Medical, and Related Services) and R-1 (Low Density Residential)

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

NEIGHBORHOOD CONTEXT: This property is on the southwestern edge of downtown Burlington, one half block from Martin Luther King, Jr. Ave. The property separates the office and commercial area from the residential neighborhood.

STAFF RECOMMENDATION:

► **RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.**

The O (Office) One Year Plan designation is appropriate for this subject property as a transition from the downtown Burlington area to the residential neighborhood. O (Office) uses are consistent with the surrounding development and zoning pattern.

► **RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services) zoning, subject to 3 conditions:**

- 1) No parking shall be allowed between the front building face and the public street;
- 2) The primary entrance of the new structure shall face the public street; and
- 3) A hard-surface sidewalk connection shall be provided from the public sidewalk to the entry.

Office uses are considered good for transitioning between commercial and residential areas. However, being that the subject property is in a pedestrian-oriented area, adjacent to downtown Burlington and an older residential neighborhood, the design of the new structure should be complimentary to the residential neighborhood and enhance the pedestrian environment. The recommended conditions are meant to accomplish this by requiring that no parking be between the new building and street, and that the primary entrance is easily identifiable and conveniently-located for visitors accessing the building as a pedestrian from the street.

The requested zoning, with the recommended conditions, is consistent with surrounding development and zoning in the area. With the recommended approval of the corresponding plan amendments, the proposed zoning is consistent with the sector plan and One Year Plan proposals for the area.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - The plan currently recommends traditional neighborhood residential (TDR) development, which is compatible with the current R-1 zoning on the property. The intent of the TDR sector plan designation is encourage infill development that is compatible with small lot development common in the older areas of the city, including higher intensity residential uses on the edges of neighborhoods. Office uses and medium density residential uses have similar impacts and in many cases can be considered interchangeable. The subject property is well situated to allow consideration of office and higher intensity residential uses.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known road or utility improvements have been made recently in the area, but the existing roads are adequate to handle the additional traffic that would be generated by this project.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The property is on the fringe of the downtown Burlington area and is adjacent to property that is zoned O-1. The property is a logical extension of office uses and an appropriate transition to the residential neighborhood.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - With the mix of established office, commercial and residential uses in the area, and being within close proximity a major transit corridor, office uses are appropriate to be considered for this site.

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 (Office, Medical, and Related Services) zoning is appropriate for this site, if approved with the recommended conditions, because office uses are considered good for transitioning between commercial and residential areas.
2. If developed under the O-1 zoning, th site can be developed in such a way to be compatible and consistent

with nearby development in the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The O-1 district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.

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. Potential negative impacts of an office development will be minimized by the conditions recommended by staff.
2. The area has a mix of commercial, office, church and residential uses, so the proposed zoning and use of this site is compatible with the scale and intensity of surrounding development and zoning and should have minimal impact.
2. This proposal will not create a direct or indirect adverse effects in the surrounding area or any other part of the County.

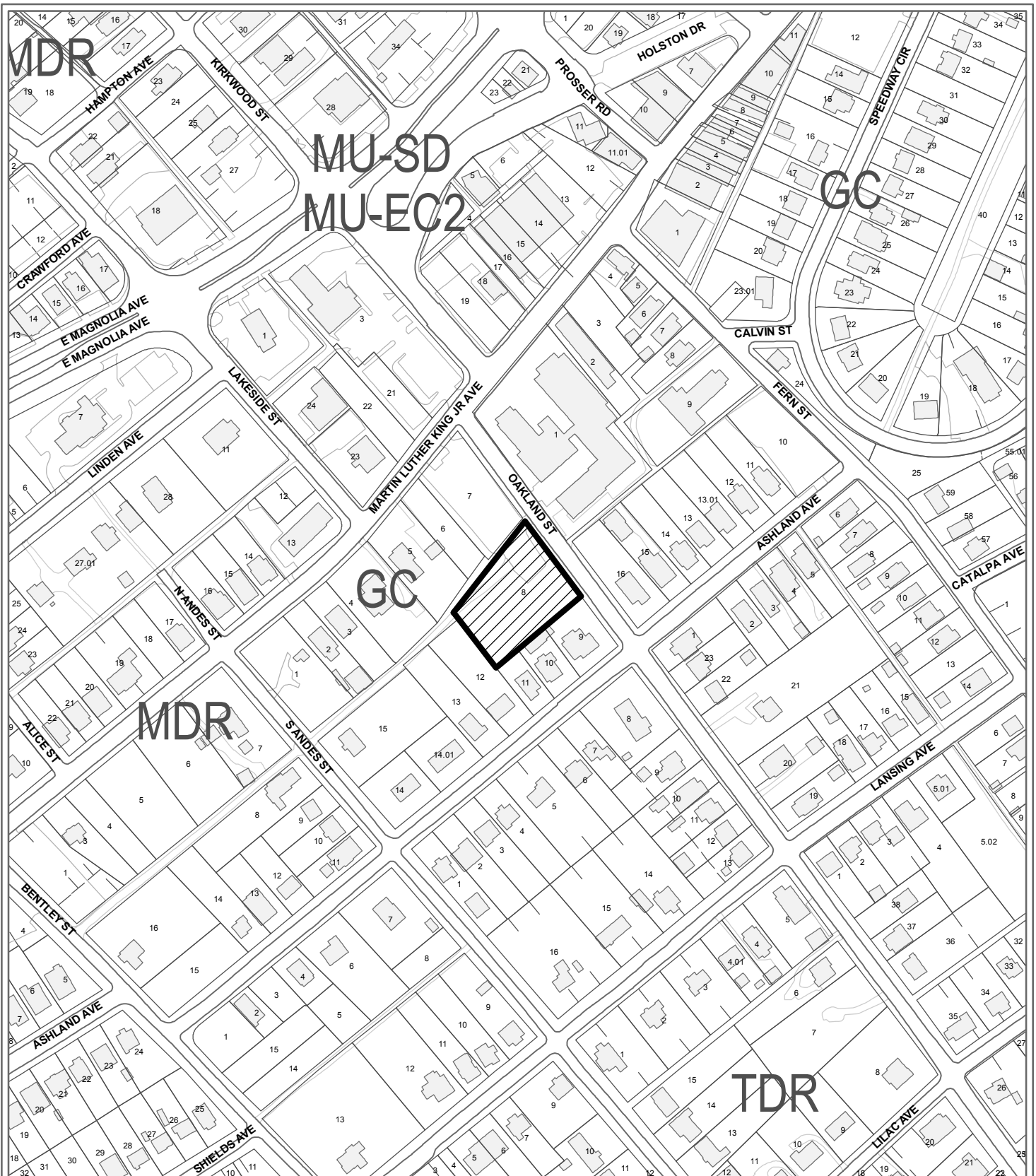
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended plan amendment to O (Office), O-1 zoning would be consistent with the East City Sector Plan.
2. With the recommended plan amendment to O (Office), O-1 zoning would be consistent with the City of Knoxville One Year Plan.
3. This site is located within the City Limits of Knoxville on the Knoxville-Farragut-Knox County 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 11/10/2015 and 11/24/2015. 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.



**10-C-15-PA
KNOXVILLE ONE YEAR PLAN AMENDMENT**

From: TDR (Traditional Neighborhood Residential)

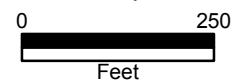
To: O (Office)



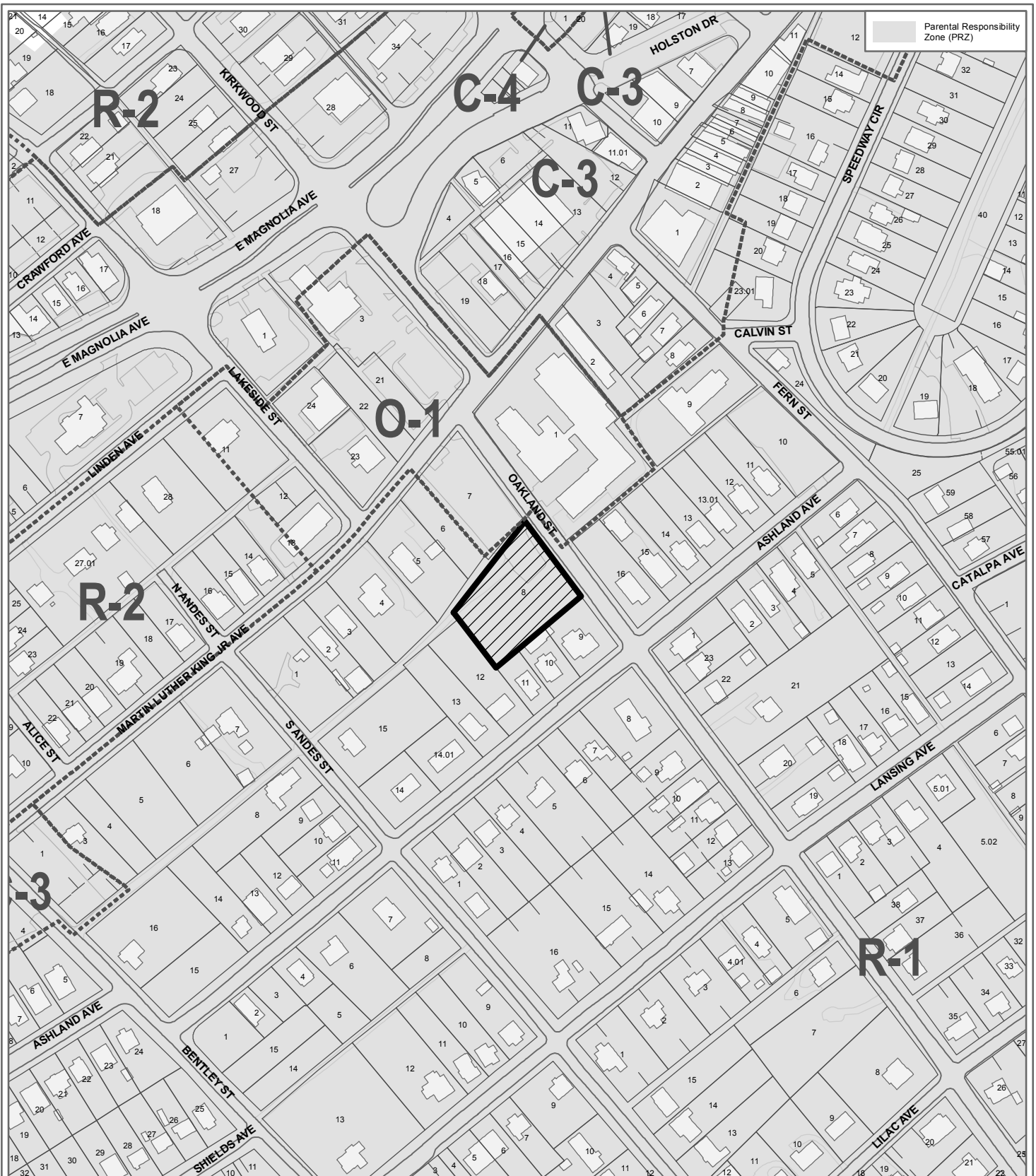
Petitioner: East Knox Free Medical Clinic

Map No: 82

Jurisdiction: City



Original Print Date: 9/21/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**10-H-15-RZ
REZONING**

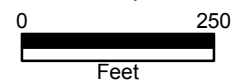
From: R-1 (Low Density Residential)
To: O-1 (Office, Medical, and Related Services)



Petitioner: East Knox Free Medical Clinic

Map No: 82

Jurisdiction: City



Original Print Date: 9/21/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902