

► **FILE #:** 4-M-16-RZ

AGENDA ITEM #: 46

AGENDA DATE: 4/14/2016

► **APPLICANT:** KAWALJIT SAWHNEY

OWNER(S): Kawaljit Sawhney

TAX ID NUMBER: 107 K F 016

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 4621 Chambliss Ave

► **LOCATION:** Northwest side Chambliss Ave., west of Lebanon St.

► **APPX. SIZE OF TRACT:** 7250 square feet

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Chambliss Ave., a local street with 21' of pavement width within 50' 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:** Residence

► **PROPOSED USE:** Office

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

HISTORY OF ZONING: Other properties in this neighborhood have been rezoned from R-2 to O-1 in the last 10-15 years.

SURROUNDING LAND USE AND ZONING: North: Vacant land / C-1 (Neighborhood Commercial)

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

East: Office/residence / R-2 (General Residential)

West: House / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This neighborhood was originally developed with residential uses under R-1 and R-2 zoning. In recent years, many properties have transitioned into office and multi-family residential uses, under O-1 and R-2 zoning.

STAFF RECOMMENDATION:

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

O-1 zoning for this parcel continues the transition of this neighborhood to office zoning and uses, consistent with proposals of the One Year Plan and sector plan.

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. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties in the immediate area have been rezoned from R-1 and R-2 to O-1 in the past to convert existing houses to offices.
3. O-1 is a logical extension of zoning from the south, and this proposal continues the trend of O-1 rezoning in this neighborhood.

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 proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. Public water and sewer utilities are in place to serve the site.

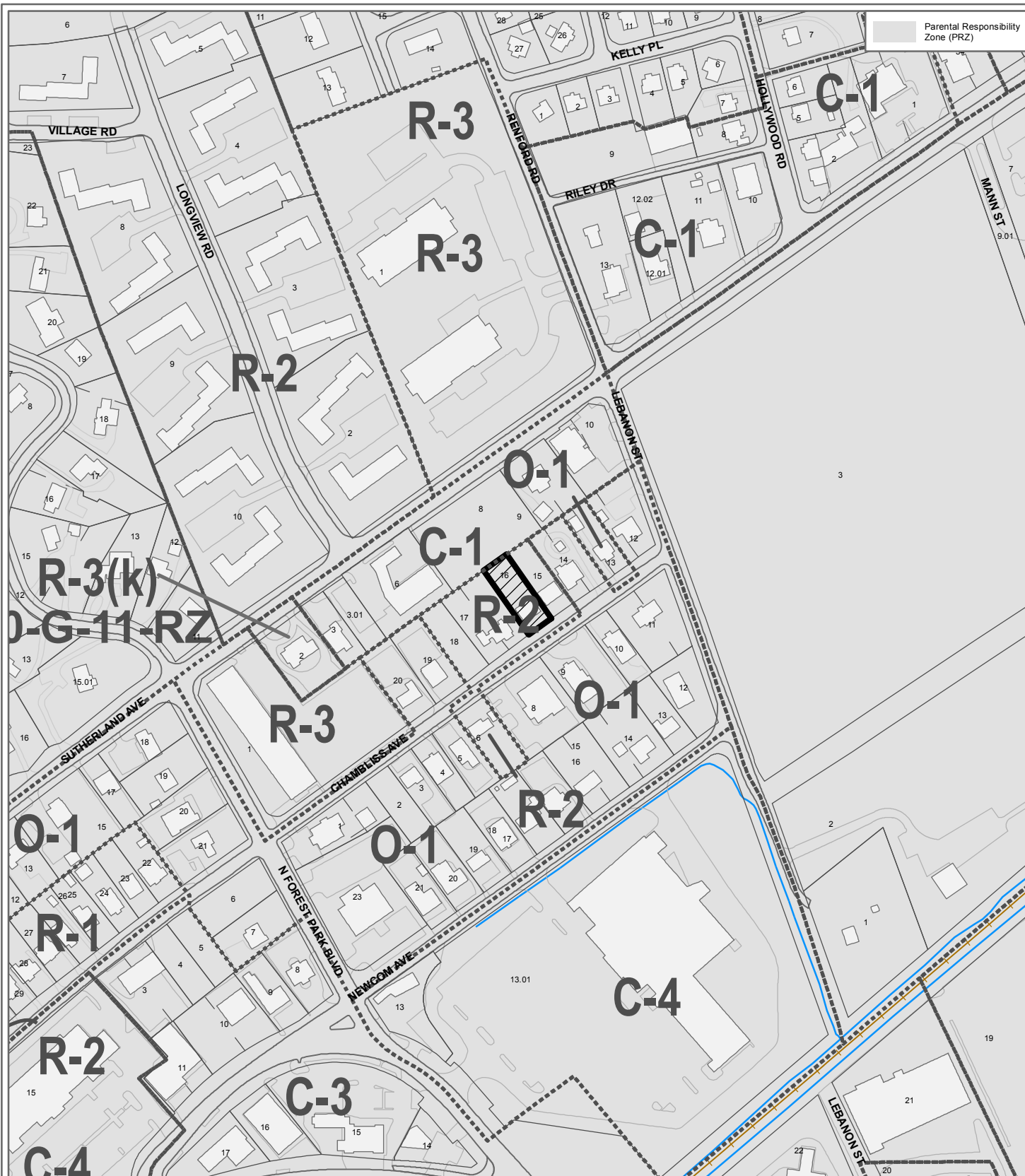
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. On both the City of Knoxville One Year Plan and the West City Sector Plan, this site is located within a special district called Bearden Village (MU-WC-1). O-1 zoning is consistent with the proposals of those plans, which reference former residential areas being converted into professional offices. This special district promotes the general ideas of the Bearden Village Opportunities Plan, adopted in 2001. The study area for that plan included this parcel.
2. Staff would anticipate receiving similar zoning requests in the future in this neighborhood, continuing the transition to office uses.
3. 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 5/10/2016 and 5/24/2016. 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.



**4-M-16-RZ
REZONING**

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



Original Print Date: 3/21/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sawhney, Kawaljit

Map No: 107
Jurisdiction: City

