

▶ **FILE #:** 2-B-16-RZ

AGENDA ITEM #: 28

AGENDA DATE: 2/11/2016

▶ **APPLICANT:** FOUNTAIN CITY PARTNERS

OWNER(S): Fountain City Partners

TAX ID NUMBER: 58 F F 024

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5401 Fountain Rd

▶ **LOCATION:** West side Fountain Rd., north side Midlake Dr.

▶ **APPX. SIZE OF TRACT:** 0.22 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Fountain Rd., a local street with 24' of pavement width within 38' of right-of-way, and Midlake Dr., a local street with 20' of pavement within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

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

▶ **EXISTING LAND USE:** Unused land

▶ **PROPOSED USE:** Parking lot expansion

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: The adjacent medical office property was rezoned from R-2 to O-1 in 1994 and 1999.

SURROUNDING LAND USE AND ZONING: North: Medical office / O-1 (Office, Medical, and Related Services District)

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

East: Fountain City Lake / OS-2 (Park and Open Space District)

West: Parking lot / O-1 (Office, Medical, and Related Services District)

NEIGHBORHOOD CONTEXT: This property across Fountain Road from Fountain City Lake and is immediately surrounded by office uses. Nearby uses include retail, restaurants, offices, apartments and houses.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services District) zoning, subject to 1 condition.**

1) Extension of the parking onto this property for the adjacent office use, as proposed, shall have landscaping consistent with the existing parking lot, new retaining walls visible from a street frontage shall be of similar material or look as the existing stone retaining walls on the site, and shrubs and trees shall be provided at the base of retaining walls.

COMMENTS:

The subject property is in a pedestrian-oriented area, between residential areas to the west and south and Fountain City Lake and commercial area along Hotel Rd. to the east and north. The improvements to this site should be complimentary to the adjacent park and enhance the pedestrian environment. The recommended conditions are meant to accomplish this by requiring compatible retaining wall material and landscaping to shield the parking lot and reduce the visual impact of tall retaining walls visible from street and park.

The requested zoning, with the recommended conditions, is consistent with surrounding development and zoning, the sector plan and One Year Plan proposals for the area.

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 because it is an extension of the adjacent O-1 district and consistent with adopted plans.

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 the proposed use, parking lot expansion, will be minimized by the conditions recommended by staff.

2. The proposed zoning and use is compatible with the mix of commercial, office, and residential uses in the area.

3. 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. The proposed O-1 zoning is consistent with the North City Sector Plan and One Year Plan.

2. This site is located within the City Limits of Knoxville on the Knoxville-Farragut-Knox County Growth Policy Plan map.

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 3/15/2016 and 3/29/2016. 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.



**2-B-16-RZ
REZONING**

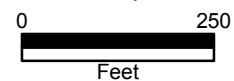
From: R-2 (General Residential)
To: O-1 (Office, Medical, and Related Services)



Petitioner: Fountain City Partners

Map No: 58

Jurisdiction: City



Original Print Date: 1/26/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902