

▶ **FILE #:** 7-C-18-RZ

AGENDA ITEM #: 34

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** FALCONNIER DESIGN CO.

OWNER(S): Laura Gill Bailey

TAX ID NUMBER: 81 H B 011.01

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 4036 Gap Rd

▶ **LOCATION:** East side Gap Rd., south side Cassell Dr.

▶ **APPX. SIZE OF TRACT:** 4.69 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Gap Rd., a major collector street with 19' of pavement width within 45' of right-of-way, or Cassell Dr., a local street with 19' of pavement width within the large combined right-of-way with Gap Rd.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** O-3 (Office Park) & R-1 (Low Density Residential)

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

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Adult day care

EXTENSION OF ZONE: Yes, extension of O-1 from the north and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office and dwellings / O-1 (Office, Medical & Related Services) and R-1 (Low Density Residential)

South: Vacant land / R-1 (Low Density Residential)

East: Office and apartments / O-3 (Office Park) and R-2 (General Residential)

West: Dwelling and vacant land / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed residential and office uses under R-1, R-2, O-1 and O-3 zoning.

STAFF RECOMMENDATION:

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

O-1 is a logical extension of office zoning from the north and west, is compatible with the scale and intensity of surrounding development and zoning pattern and is consistent with the adopted future land use plans for the area.

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 is a logical extension of zoning from the north and west, expanding an established transitional, office area.
2. O-1 uses are compatible with the surrounding land use and zoning pattern.
3. O-1 zoning is appropriate for this site, which is adjacent to other office uses and zoning, as well as medium density residential. O-1 zoning is consistent with the proposed future land uses on adopted plans.

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 any additional traffic generated by allowing office uses on the site.

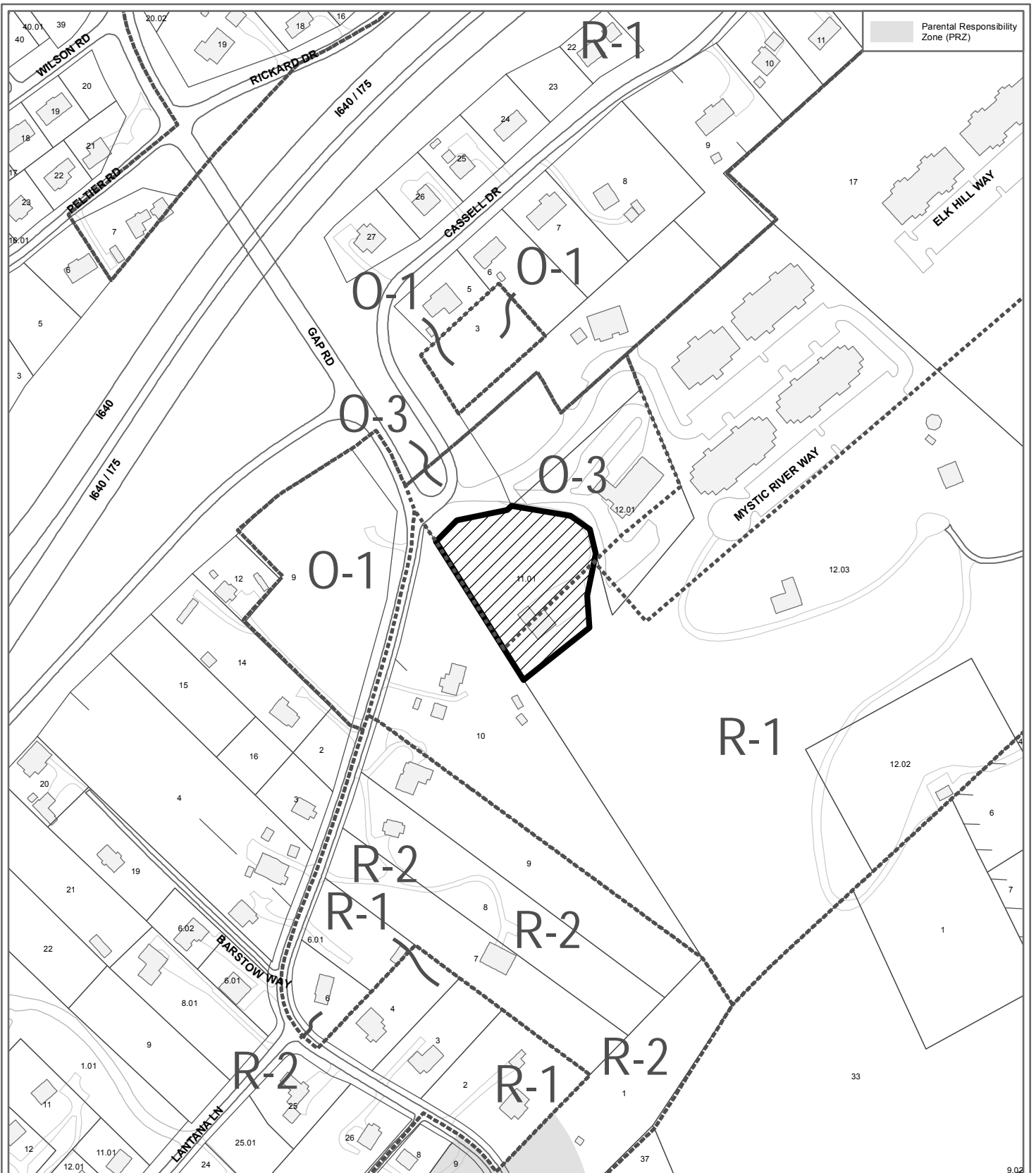
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan and the Central City Sector Plan designate this property for MDR/O (Medium Density Residential/Office) uses. This designation allows consideration of 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 8/14/2018 and 8/28/2018. 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-C-18-RZ
REZONING**

From: O-3 (Office Park) & R-1 (Low Density Residential)
To: O-1 (Office, Medical, and Related Services)



Petitioner: Falconnier Design Co.

Map No: 81

Jurisdiction: City



Original Print Date: 6/20/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Falconnier Design Co

Date Filed: May 29, 2018 Meeting Date: July 12, 2018

Application Accepted by: M. Payne

Fee Amount: 1,118.00 File Number: Rezoning 7-C-18-R2

Fee Amount: File Number: Plan Amendment

PROPERTY INFORMATION

Address: 4036 Gap Road

General Location: Near the intersection of I-640 and Gap Road

Parcel ID Number(s): 081HBD1101

Tract Size: 4.69 ac +/-

Existing Land Use: OFFICE

Planning Sector: Central City

Growth Policy Plan: City

Census Tract: 28

Traffic Zone: 749

Jurisdiction: City Council District 5 County Commission District

Requested Change REZONING

FROM: O-3, R-1

TO: O-1, B

PLAN AMENDMENT

One Year Plan Sector Plan

FROM: N/A

TO:

PROPOSED USE OF PROPERTY

Adult Day Care

Density Proposed Units/Acre

Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Laura Gill Bailey

Company: Larry v & Laura Gill Bailey Trust

Address: PO Box 9

City: Powell State: TN Zip: 37849

Telephone:

Fax:

E-mail: wes@furrow.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Damon Falconnier

Company: Falconnier Design Co

Address: 4622 Chambliss Ave

City: Knoxville State: TN Zip: 37919

Telephone: 865-584-7868

Fax: 865-584-3139

E-mail: faldesco@gmail.com

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Damon Falconnier

PLEASE PRINT

Name: Damon Falconnier

Company: Falconnier Design Co

Address: 4622 Chambliss Ave

City: Knoxville State: TN Zip: 37919

Telephone: 865-584-7868

E-mail: faldesco@gmail.com

