

▶ **FILE #:** 3-A-18-RZ

AGENDA ITEM #: 21

AGENDA DATE: 3/8/2018

▶ **APPLICANT:** JOHNNY LEWIS EM JELLINEK CENTER

OWNER(S): Johnny Lewis

TAX ID NUMBER: 81 M V 008

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 120 Hinton Ave

▶ **LOCATION:** Southeast side Hinton Ave., southwest of N. Central St.

▶ **APPX. SIZE OF TRACT:** 7500 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Hinton Ave., a local street with 38' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** Residential

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Hinton Ave., parking lot - I-2 (Restricted Manufacturing & Warehousing)

South: Catholic charities building - C-3 (General Commercial)

East: House - I-2 (Restricted Manufacturing & Warehousing)

West: Residence/office - O-1 (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This area is developed with commercial and light industrial uses to the northeast along N. Central St., under C-3 and I-2 zoning. To the south and west are primarily residences, zoned I-2 and O-1.

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 southwest, 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 southwest, expanding a reasonable transition zone in an area experiencing a change in land uses and development patterns.
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 and commercial uses and zoning. 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 street is 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 as part of a MU-SD (Mixed Use - Special District) CC-11. 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 4/10/2018 and 4/24/2018. 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.



**3-A-18-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing)

To: O-1 (Office, Medical, and Related Services)

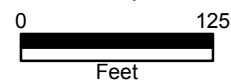


Original Print Date: 2/12/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Johnny Lewis, EM Jellinek Center

Map No: 81

Jurisdiction: City



SP: MU-CC11 (0-1.0E)

KNOXVILLE-KNOX COUNTY

MPC METROPOLITAN PLANNING COMMISSION

TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

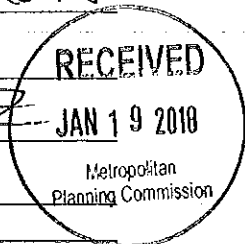
Name of Applicant: Johnny Lewis (EMJELLING CENTER)

Date Filed: 1/19/18 Meeting Date: March 8, 2018

Application Accepted by: [Signature]

Fee Amount: \$1000 File Number: Rezoning 3-A-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 130 HINTON AVE KNOX TN

General Location: SE side Hinton Ave. SW of N. Central St

Parcel ID Number(s): 081 MV008

Tract Size: 50 X 150

Existing Land Use: House

Planning Sector: Central City

Growth Policy Plan: Inside City

Census Tract: 98

Traffic Zone: 98

Jurisdiction: City Council 4th District
 County Commission _____ District

Requested Change

REZONING

FROM: I-2

TO: O-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

housing

Density Proposed _____ Units/Acre

Previous Rezoning Requests: None noted

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: JOHNNY LEWIS

Company: EMJELLING CENTER

Address: 130 HINTON AVE

City: KNOX State: TN Zip: 37917

Telephone: 865-525-4627

Fax: 865-522-5368

E-mail: EMJELLING@OUTLOOK.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: JOHNNY LEWIS

Company: EMJELLING CENTER

Address: 130 HINTON AVE

City: KNOX State: TN Zip: 37917

Telephone: 865-525-4627

Fax: 865-522-5368

E-mail: EMJELLING@OUTLOOK.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: [Signature]

PLEASE PRINT Name: JOHNNY LEWIS

Company: EMJELLING CENTER

Address: 130 HINTON AVE

City: KNOX State: TN Zip: 37917

Telephone: 865-525-4627

E-mail: EMJELLING@OUTLOOK.COM

