

REZONING REPORT

► **FILE #:** 10-J-19-RZ

AGENDA ITEM #: 27

AGENDA DATE: 10/10/2019

► **APPLICANT:** RON HALL

OWNER(S): Ron Hall

TAX ID NUMBER: 107 K H 023

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 4817 Chambliss Avenue

► **LOCATION:** North side of Chambliss Avenue, west of N. Forest Park Boulevard

► **APPX. SIZE OF TRACT:** 0.1 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Chambliss Avenue is a local road with a 19-foot pavement width and a 40-foot right-of-way width.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT ZONING:** R-1 (Low Density Residential)

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

► **EXISTING LAND USE:** SFR (Single Family Residential)

► **PROPOSED USE:** Interior Design Business and Hair Salon, both by appointment only; salon to service 2 clients at a time maximum

DENSITY PROPOSED: n/a

EXTENSION OF ZONE: Yes, O-1 is adjacent the north

HISTORY OF ZONING: None noted for this property

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

South: Agricultural/Forestry/Vacant and Other Uses - C-3 (General Commercial District)

East: Single Family Residential - R-1 (Low Density Residential District)

West: Single Family Residential - R-1 (Low Density Residential District)

NEIGHBORHOOD CONTEXT: This area has developed with a mix of uses, including single-family homes, single-family houses that have been converted into offices, and commercial uses. Across the street is an auto-repair shop and a small strip mall, both of which face away from Chambliss Avenue. Sutherland Avenue is one block to the north and Kingston Pike is two blocks to the south.

STAFF RECOMMENDATION:

► **Deny O-1 (Office, Medical, and Related Services District) zoning.**

Staff recommends denial of the requested O-1 (Office, Medical, and Related Services District) zoning due to the need to preserve housing options and future opportunities for small scale housing close to transit.

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. This block has been transitioning steadily to O-1 since the first rezoning in 1988. The north side and part of the south side of this block have been rezoned to O-1.
2. However, during the Recode process to write a new zoning code, staff received feedback from proponents arguing the need for a variety of housing, including small scale, multifamily, and high density housing.

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

1. The proposed amendment to O-1 (Office, Medical, and Related Services District) zoning 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.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
3. Because this parcel is not adjacent to O-1 on the east, staff believes that rezoning this parcel to O-1 would be an encroachment into a fragile single-family residential neighborhood as future owners would be able to demolish and rebuild an office building in this location.

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. This property is bordered by R-1 (Low Density Residential) zoning to the east and west. Therefore, if the planning commission approves this request, staff recommends that landscaped screening should be provided as buffer between any parking area created and adjacent residences. The "Type B" screen in the Landscape Screening Design Guidelines is designed to buffer adjoining residential areas from parking and loading areas, and would be appropriate to use in the rear of this lot to screen the anticipated parking pad.

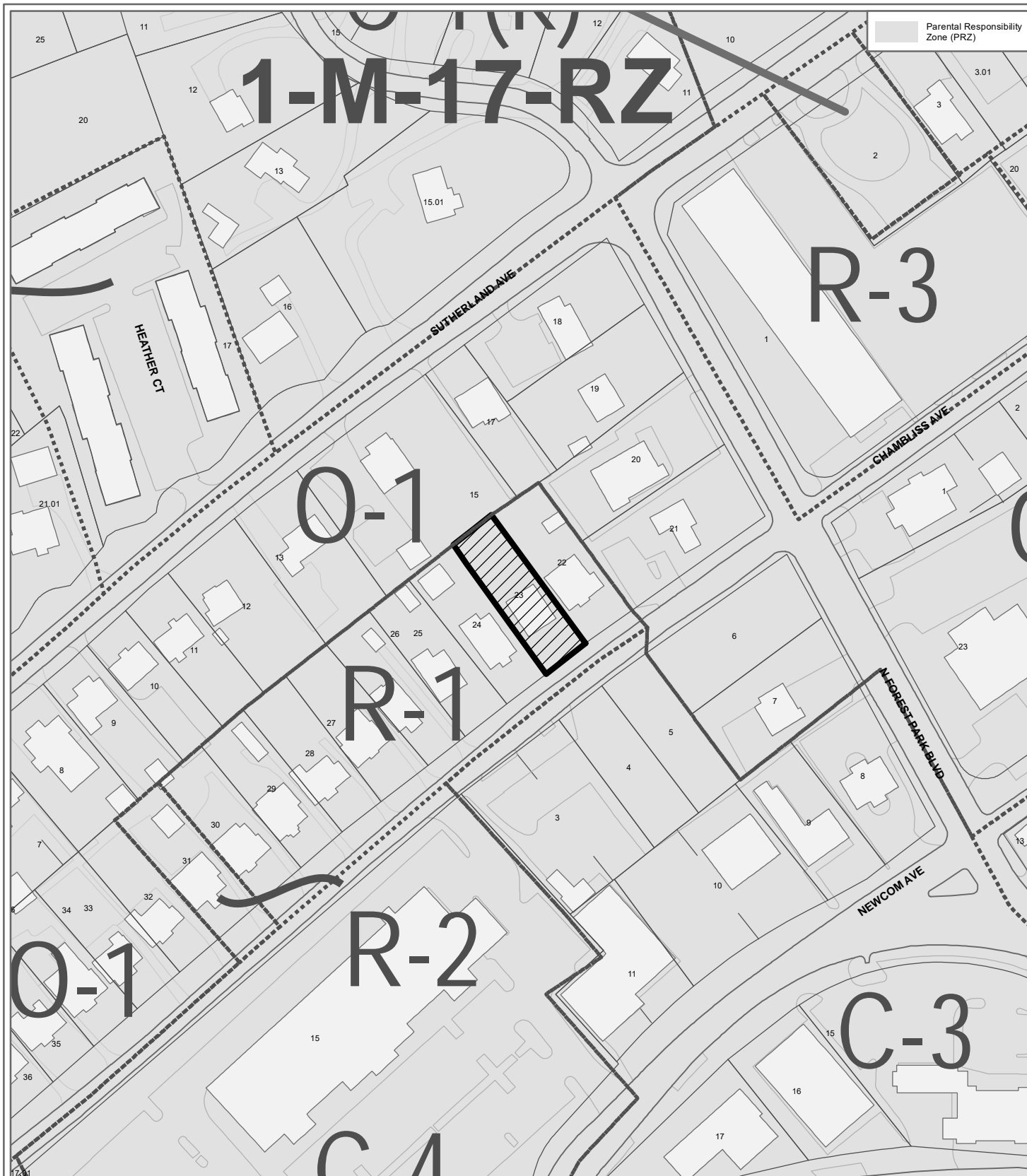
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. O-1 is consistent with the West City Sector Plan's MU-SD, WC-1 (Mixed Use-Special District, Bearden Village) designation, which recognizes that there are "former residential areas that are typically being converted into professional offices" and "reuse of residential properties for office spaces continues" – (West City Sector Plan, p. 24). However, this is one of the first sector plans scheduled for a revision now that the zoning code update is completed. This is an area that will be amended to reflect staff's findings during the zoning code amendment process.
2. This property is in FEMA Flood Zone X, but is not in a floodplain or floodway.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

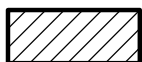
If approved, this item will be forwarded to Knoxville City Council for action on 11/5/2019 and 11/19/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-J-19-RZ
REZONING**

From: R-1 (Low Density Residential)

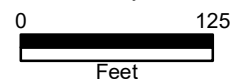
To: O-1 (Office, Medical, and Related Services)



Petitioner: Hall, Ron

Map No: 107

Jurisdiction: City



Original Print Date: 9/17/2019

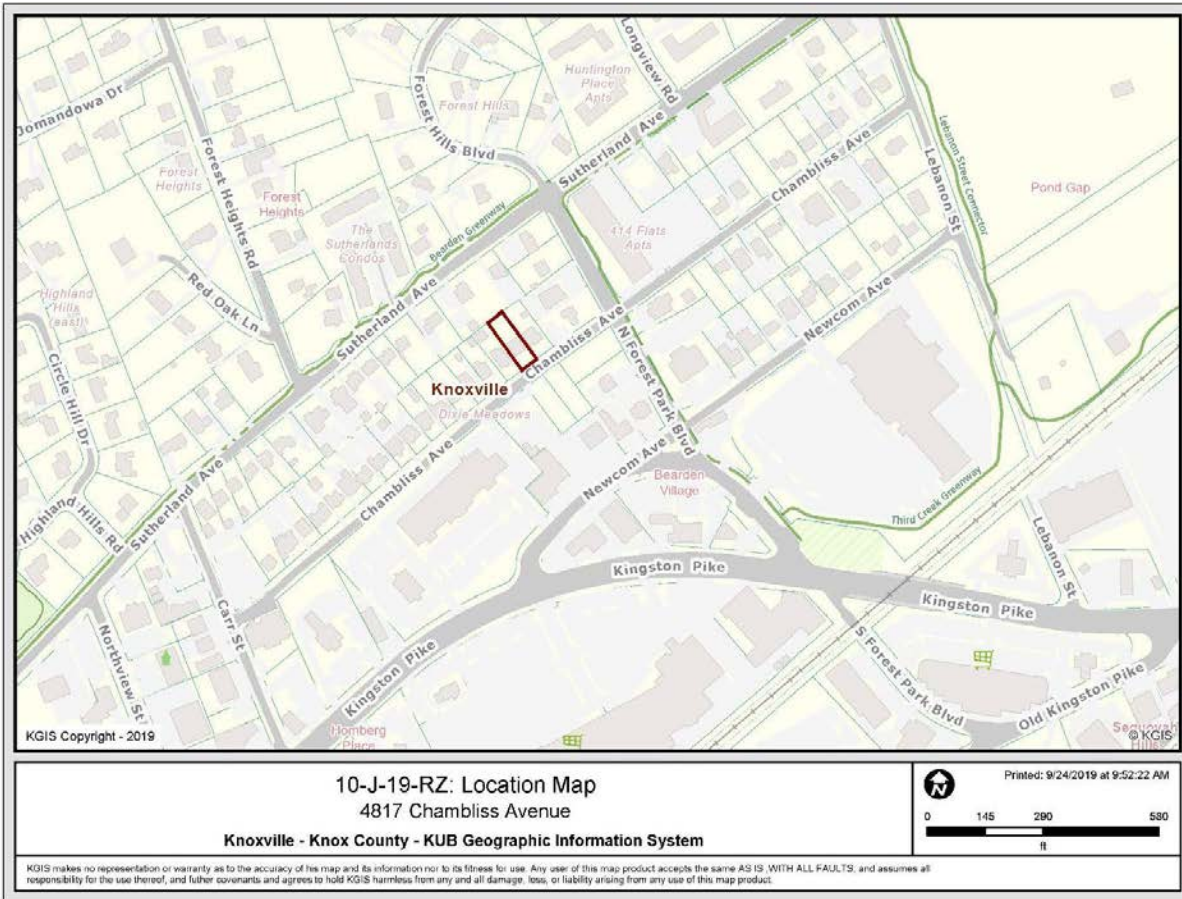
Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

10-J-19-RZ

EXHIBIT A. Contextual Images

Birds Eye views of area surrounding 4817 Chambliss Avenue



10-J-19-RZ

EXHIBIT A. Contextual Images



Street view of 4817 Chambliss Avenue



View across the street diagonally (roof of building facing the other direction)

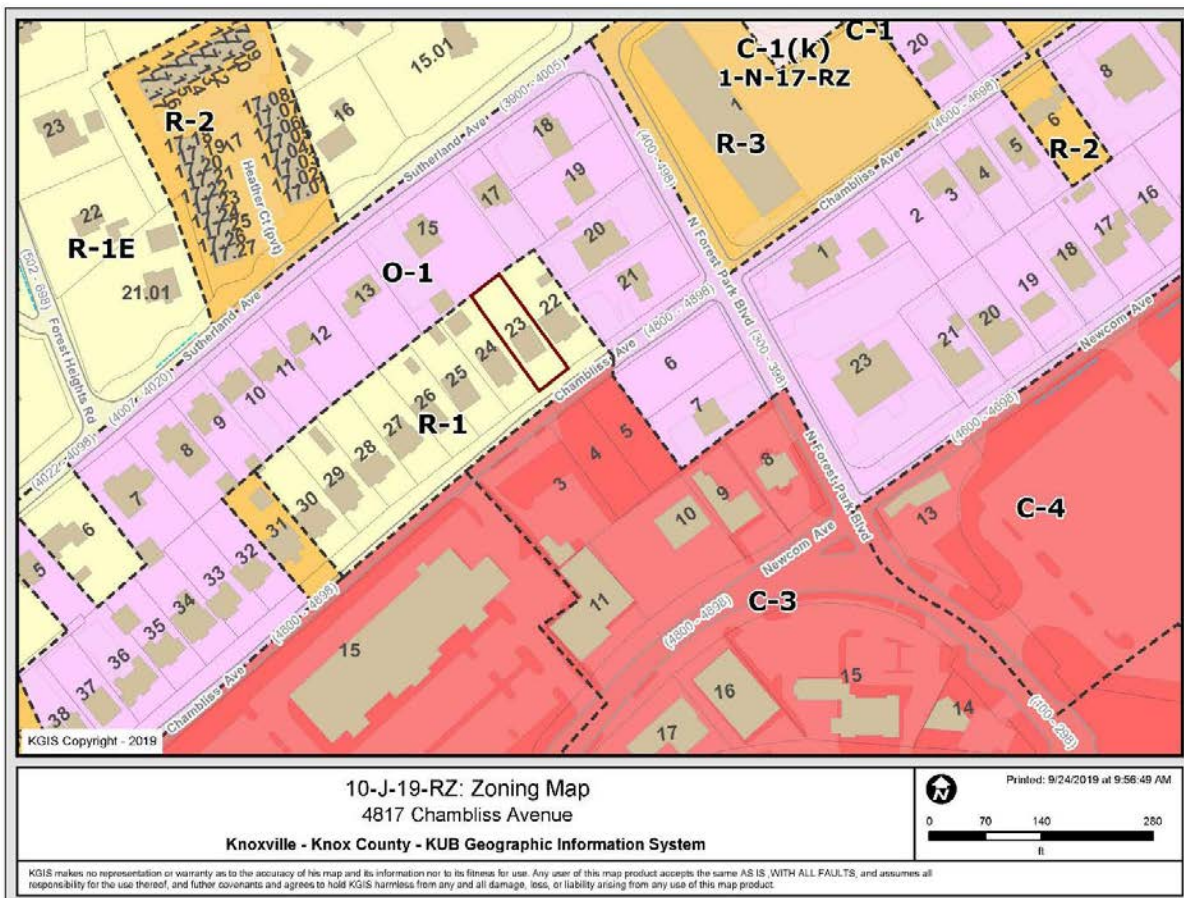
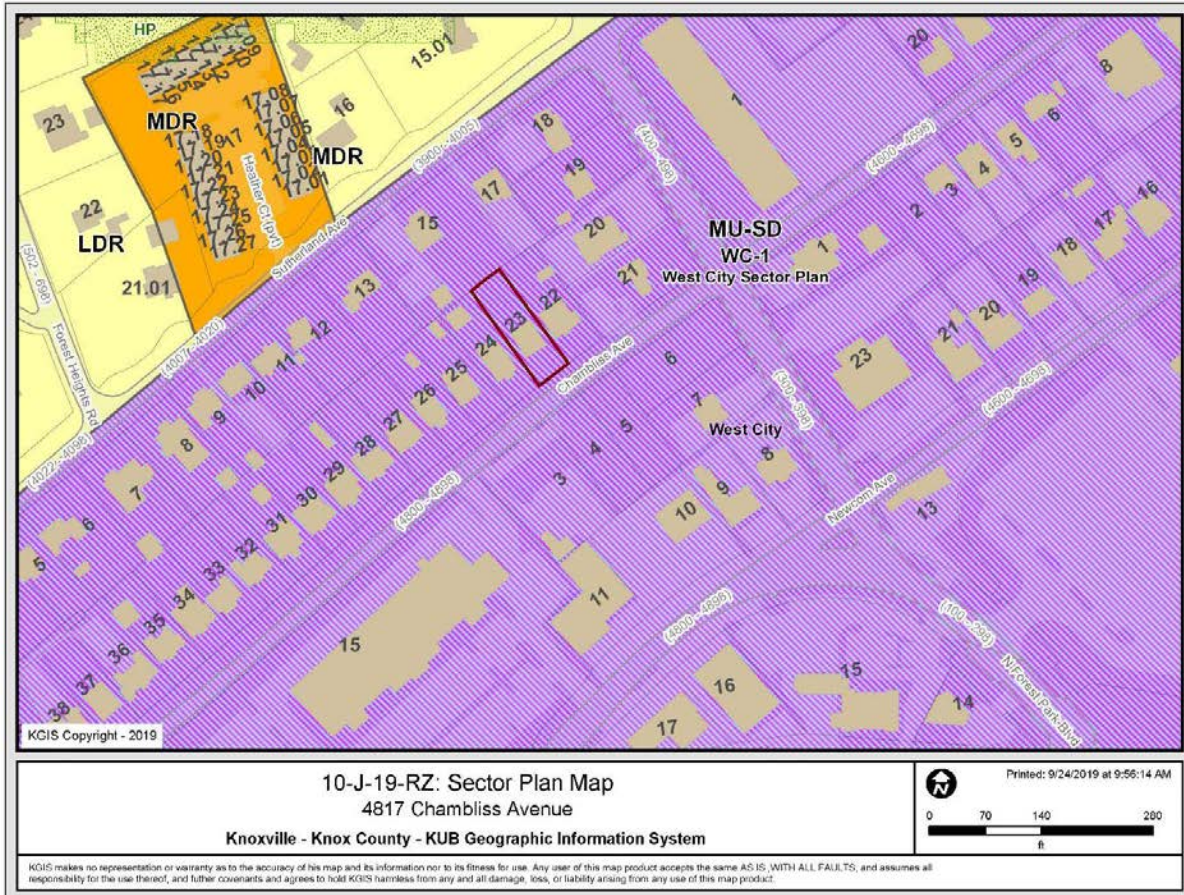
10-J-19-RZ

EXHIBIT A. Contextual Images



10-J-19-RZ

EXHIBIT A. Contextual Images



1) Download and fill out this form at your convenience.
2) Print the completed form and bring it to the Knoxville-Knox County
Planning office during business hours.

Reset Form



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

RECEIVED

AUG 26 2019

Knoxville-Knox County
Planning

Ron Hannah
Applicant

8/26/2019
Date Filed

10/10/2019 1:30 p.m.
Meeting Date (if applicable)

10-5-19-RZ
File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Ron Hannah
Name

Company

2910 WALKUP DR Knoxville TN 37918
Address City State Zip

865-719-1797 Ron@HannahYorkDesign.com
Phone Email

CURRENT PROPERTY INFO

Ron Hannah 2910 WALKUP DR Knoxville TN 37918 865-719-1797
Owner Name (if different) Owner Address Owner Phone

4817 CHAMBLISS AVE Knoxville 37919 107KH023
Property Address Parcel ID

N/S Chambliss Ave Due/W N Forest Park 6,800 +/- sq ft
General Location Tract Size

2nd R-1
Jurisdiction (specify district above) ☒ City ☐ County Zoning District

West City MU-SD WC-1 City
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Residential Rental N KURS KURS
Existing Land Use Septic (Y/N) Sewer Provider Water Provider

SFR

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: _____

Proposed Zoning

☐ Plan Amendment Change: O-1 zone (to change from residential rental to design interior company)
Proposed Plan Designation(s)

☐ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Administrative ☐ Meeting

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

RZ 1,000.00

FEE 2:

7K

FEE 3:

7K

TOTAL:

1,000.00

AUTHORIZATION

[Signature]
Staff Signature

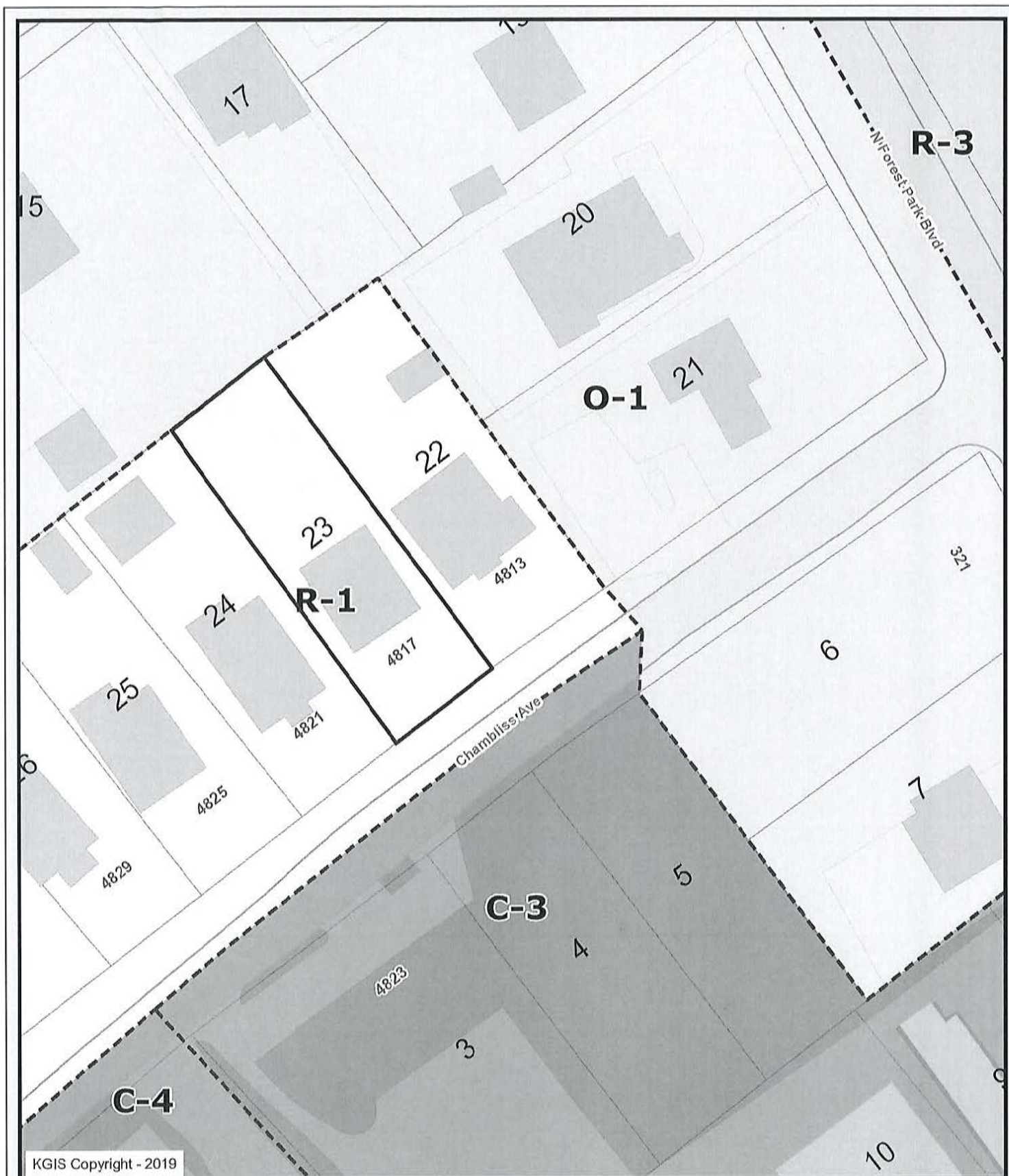
M. Payne
Please Print

8/26/19
Date

[Signature]
Applicant Signature

RON A. ANH
Please Print

8-26-19
Date



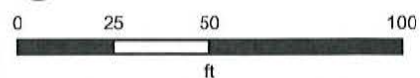
KGIS Copyright - 2019

Letter Portrait

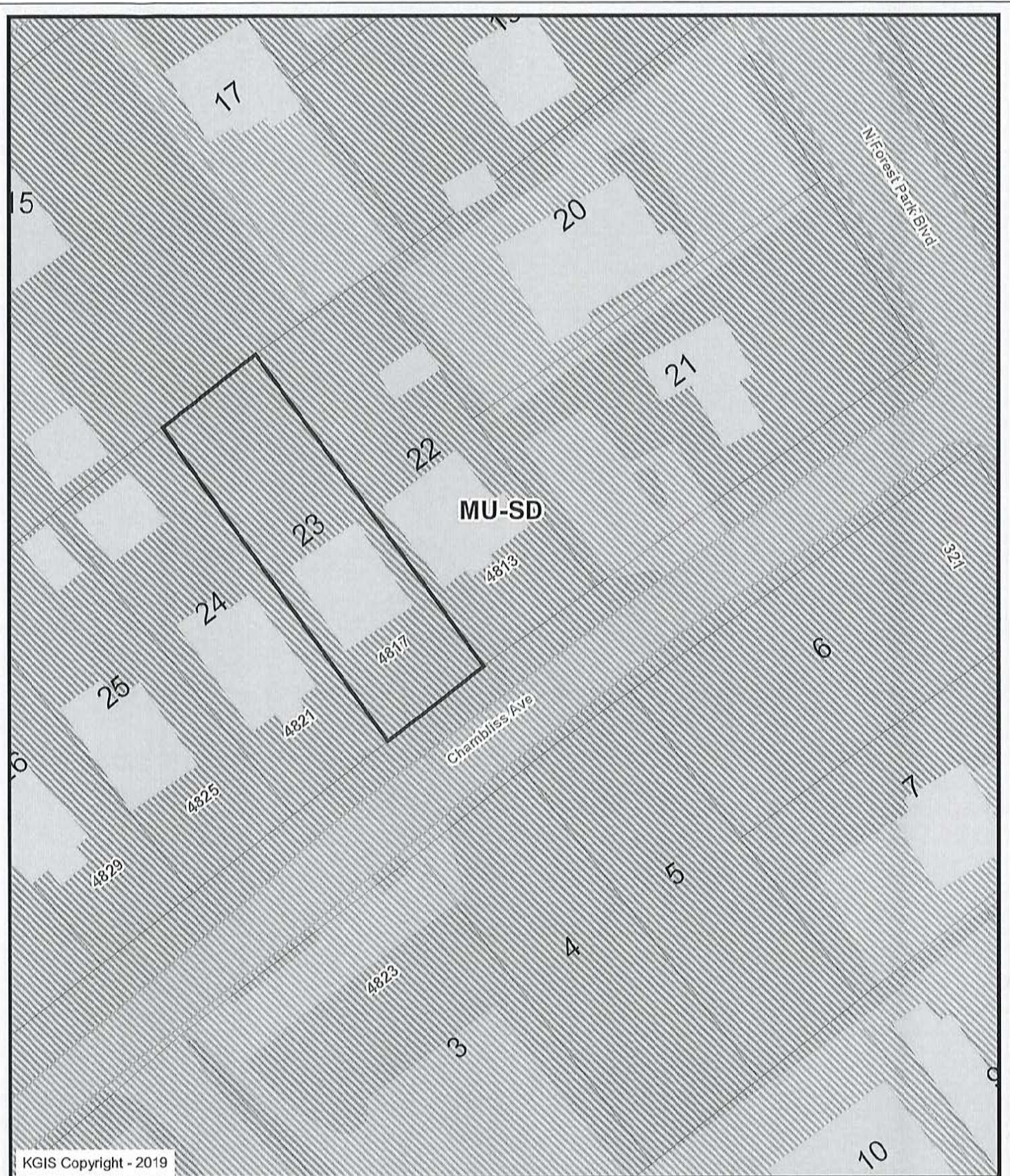
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/26/2019 at 9:24:51 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/26/2019 at 9:25:55 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

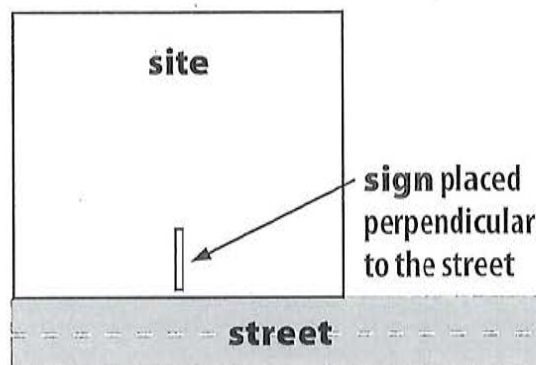
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

9/25/2019 and 10/11/2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: _____

Date: _____

MPC File Number: _____