

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 1-R-05-RZ **Related File Number:** 1-A-05-SP
Application Filed: 12/13/2004 **Date of Revision:**
Applicant: WT INVESTMENTS, INC.
Owner:

PROPERTY INFORMATION

General Location: Northeast and southwest sides Debusk Ln., northwest of Kingston Pike
Other Parcel Info.:
Tax ID Number: 131 K A 004,005,013 **Jurisdiction:** County
Size of Tract: 11 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land
Surrounding Land Use:
Proposed Use: Office park **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low and Medium Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential) and RA (Low Density Residential)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE OB (Office, Medical & Related Services) zoning on parcels 4 and 5 only, consistent with the sector plan recommendation.

Staff Recomm. (Full): OB zoning is a logical extension of zoning from the southeast and is compatible with the uses on Debusk Ln. Extending the OB zoning west to parcel 13, as requested, would be an intrusion into the neighborhood along Wakefield Rd. and is less consistent with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located in an area where there are single family residences that could be impacted by an office development. Limiting the office uses to parcels 4 and 5 only will reduce the impact to these low density residential uses. Parcels 7 and 8 to the south would be more suitable for office development than parcel 13, because they are also designated for medium density residential uses, like parcels 4 and 5.
2. Approval of office uses for parcel 13 would allow intrusion of incompatible office development into the established single family residential neighborhood along Wakefield Rd. It also would allow access to the office development from Wakefield Rd., which is a local residential street.
3. Parcels 4 and 5 are currently designated for medium density residential uses. Office uses are similar in intensity to medium density residential uses.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools. The impact to streets will be no more than the impact that would have resulted from the properties being developed with medium density residential uses. However, Debusk Ln. has a marginal pavement width (12 feet) for office development. Improvements to Debusk Ln. will be necessary to accommodate new office development.
3. The impact to surrounding properties should be minimal. The biggest impact would be to the single family dwellings still located on Debusk Ln. The development would back up to the rear yards of the residential lots to the east.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment to the Southwest County Sector Plan to Office, the proposed OB zoning is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for office or medium density residential sector plan and zoning designations in the future on the parcels to the south along Debusk Ln., which are still zoned PR (parcels 7 and 8).

MPC Action: Denied MPC Meeting Date: 1/13/2005

Details of MPC action: DENY OB (Office, Medical & Related Services) zoning.

Summary of MPC action: DENY OB (Office, Medical & Related Services) zoning.

Date of MPC Approval: Date of Denial: 1/13/2005 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: