

# 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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**File Number:** 10-N-04-RZ                      **Related File Number:**  
**Application Filed:** 9/13/2004              **Date of Revision:**  
**Applicant:** WILLIAM E. LINDSEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Kingston Pike, southwest of Cogdill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 K C 003                      **Jurisdiction:** County  
**Size of Tract:** 7.12 acres  
**Accessibility:** Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 80' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Office complex                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** Commercial uses, zoned CA, are developed on the properties fronting Kingston Pike, with office uses, zoned OA and OB to their rear, and residential uses, zoned A and RA, to the rear of the offices.

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

**Street:** 10225 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of OB from the east and west  
**History of Zoning:** None noted

### 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.

**Staff Recomm. (Full):** OB is a logical extension of zoning from the east and west and is compatible with the surrounding land uses and zoning. The sector plan proposes office uses for the property.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. OB zoning would allow the applicant's proposed development of an office park, consistent with the zoning and development of the adjacent properties.  
2. OB zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.  
3. The proposal is a logical extension of zoning from the east and west and is consistent with the sector plan designation for the property.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have no impact on schools. Kingston Pike is a four lane major arterial street which can handle the additional traffic that will be generated by the proposal.
3. The impact to adjacent properties should be minimal. Office uses are compatible with both residential and commercial uses and provide a sound transition between the two.
4. The topography map of the property appears to show a sinkhole toward the northeast portion of the site. The applicant will have to meet all sinkhole policy requirements of the Knox County Department of Engineering and Public Works during the development of the site.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes office uses for this site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request is not likely to generate similar requests for OB zoning in this area in the future because most surrounding properties are developed with either residential, office or commercial uses and no other properties in the area are designated for office uses by the sector plan.

**MPC Action:** Approved

**MPC Meeting Date:** 10/14/2004

**Details of MPC action:**

**Summary of MPC action:** APPROVE OB (Office, Medical, and Related Services)

**Date of MPC Approval:** 10/14/2004

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 11/15/2004

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**