

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

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

File Number: 11-F-07-RZ **Related File Number:** 11-B-07-SP
Application Filed: 9/28/2007 **Date of Revision:** 11/19/2007
Applicant: BARBARA PRATT CAVALARIS AND CHARLES D. CAVALARIS JR.

PROPERTY INFORMATION

General Location: Southeast side Strawberry Plains Pike, southwest side Bell Ln.
Other Parcel Info.:
Tax ID Number: 84 044 **Jurisdiction:** County
Size of Tract: 6 acres
Accessibility: Access is via Strawberry Plains Pike, a major arterial street with 24' of pavement width within 75' of right of way, or Bell Ln., a local street with 11' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Commercial uses **Density:**
Sector Plan: East County **Sector Plan Designation:** MDR,O
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located just south of the commercial node surrounding the I-40/Strawberry Plains Pike interchange, where the commercial uses end and medium density residential development has been recently developed.

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

Street: 1607 Bell Ln
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 northwest
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 zoning at this location is an appropriate transitional zone between the commercial and industrial uses to the north and the residential uses to the south. OB is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. OB zoning is appropriate on this site located along a major arterial street, less than one mile from a major I-40 interchange.
2. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. OB zoning is consistent with the sector plan, which proposes MDR and O for the property.
4. The property is adjacent to OB, I-3 and C-6 zoning, as well as PR zoning at a density of up to 12 du/ac. The site is located just south of where the commercial and industrial zoning on the east side of Strawberry Plains Pike currently ends. Rezoning this site to OB will establish a transitional area between the high intensity commercial uses to the north and the rural and low density residential uses to the south.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in the area to serve the site.
- 2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Strawberry Plains Pike is classified as a major arterial street that should be adequate to handle the additional trips that will be generated by this development.
- 3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector Plan proposes office and medium density residential uses for the site, consistent with this proposal.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. However, the property is directly adjacent to the Urban Growth Area (inside the City limits of Knoxville), which is to the north and is zoned C-6 and I-3. Because the growth area directly abuts the property and because the proposal is consistent with the sector plan, staff feels that the proposed zoning is acceptable, even though the property is designated as Rural Area, which normally would not allow consideration of OB zoning.
- 3. This request may generate future requests for office or medium density residential zoning, consistent with the sector plan proposal in the area.

MPC Action: Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

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

Date of MPC Approval: 11/8/2007

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: 12/17/2007

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/28/2008

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: