

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-L-04-RZ **Related File Number:**
Application Filed: 10/19/2004 **Date of Revision:**
Applicant: CORNERSTONE DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: West side Fox Rd., north of Donovan Ln.
Other Parcel Info.:
Tax ID Number: 131 L A 020 **Jurisdiction:** County
Size of Tract: 0.5 acres
Accessibility: Access is via Fox Rd., a minor collector street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Sign company
Surrounding Land Use:
Proposed Use: Real estate office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area of Fox Rd. has a mix of residential and office uses under A, PR and OB zoning.

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

Street: 213 Fox Rd.
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: No
History of Zoning: None noted for this property. MPC approved OB zoning on parcels 144 and 145 on 8/12/04 (8-L-04-RZ).

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 zoning is compatible with surrounding zoning and development and is consistent with the sector plan proposal for this area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Office uses are more appropriate adjacent to the I-140 right of way than residential uses.
3. Office use of these parcels is consistent with the sector plan.
4. OB zoning will allow the applicant to use the existing structures on the property for office purposes allowed under OB zoning. The sign company currently operating on the property is a non-conforming use under A or RB zoning, and must be discontinued, if it is not already.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Southwest County Sector Plan, as amended by the Fox Road Corridor Study, proposes office uses for the site, consistent with OB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for OB zoning on surrounding parcels, consistent with the sector plan proposal in the area.

MPC Action: Approved MPC Meeting Date: 11/10/2004

Details of MPC action:

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

Date of MPC Approval: 11/10/2004 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: 12/20/2004 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: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

