

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-D-03-RZ                      **Related File Number:**  
**Application Filed:** 2/7/2003              **Date of Revision:**  
**Applicant:** BILL FERRELL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Fox Rd., south of Capital Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 L A 15                      **Jurisdiction:** County  
**Size of Tract:** 0.51 acres  
**Accessibility:** Access is via Fox Rd., a minor collector street with 40' of right of way and 18' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** House  
**Surrounding Land Use:**  
**Proposed Use:** Real estate office                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Office  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with residential uses under Agricultural zoning to the south and commercial uses under commercial zoning to the north. The site is located in an area which is in transition to office uses.

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

**Street:** 151 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

### 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 appropriate in this transition area between commercial uses to the north and residential uses to the south and is consistent with the sector plan proposal for office uses on this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The requested office zoning is appropriate to establish a transition between commercial and residential uses.
3. A former residence on the property to the east across Fox Rd. was rezoned to OB to be converted for office use.
4. OB zoning will allow the subject property, located adjacent to an interstate right of way, to be used for more appropriate office uses. Office uses would be less negatively impacted by the noise of the interstate than residential uses.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The impact to the street will be minimal.
3. The impact to 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 this property.
2. The Knoxville-Knox County Growth Policy Plan designates this site as Planned Growth Area.
3. The sector plan proposes office uses along both sides of Fox Rd. in this area, so staff would anticipate more office requests in the future.

MPC Action: Approved MPC Meeting Date: 3/13/2003

Details of MPC action:

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

Date of MPC Approval: 3/13/2003 Date of Denial: Postponements:

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 4/28/2003 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:

