

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: 3-F-08-RZ **Related File Number:**
Application Filed: 2/1/2008 **Date of Revision:**
Applicant: JIM SLYMAN

PROPERTY INFORMATION

General Location: West side Fox Rd., west of Donovan Ln.
Other Parcel Info.:
Tax ID Number: 131 L A 022 OTHER: PART ZONED A **Jurisdiction:** County
Size of Tract: 1.83 acres
Accessibility: Access is via Fox Rd., a minor collector street with 21' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Business/medical offices **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Office
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: 301 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: Yes, extension of OB from the north
History of Zoning: None noted for this site

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 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.

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: 3/13/2008

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical, and Related Services)

Date of MPC Approval:

3/13/2008

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:

4/28/2008

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: