

# 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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Knoxville, Tennessee 37902  
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**File Number:** 3-K-08-RZ                      **Related File Number:**  
**Application Filed:** 2/11/2008              **Date of Revision:**  
**Applicant:** SOUTHEASTERN DEVELOPMENT GROUP, INC.

### PROPERTY INFORMATION

**General Location:** West side Fox Rd., north of Castleglen Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 158, 159                      **Jurisdiction:** County  
**Size of Tract:** 3.8 acres  
**Accessibility:** Access is via Fox Rd., a minor collector street with 21' of pavement width within 50-70' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office building                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Office and Slope Protection Area  
**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:** 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, and 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: