

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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File Number: 4-C-02-RZ **Related File Number:**
Application Filed: 3/12/2002 **Date of Revision:**
Applicant: DAVID O. ROBINETTE
Owner:

PROPERTY INFORMATION

General Location: North side George Williams Rd., east of S Peters Rd.
Other Parcel Info.:
Tax ID Number: 132 F D 2 (PORTION ZONED RA/F) **Jurisdiction:** County
Size of Tract: 0.7 acres
Accessibility: Access is via George Williams Rd., a local street with 20' of pavement width and 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Consistent zoning on all property **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area along George Williams Rd. has been developed with an office, apartments, and a utility substation under OA and A zoning.

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

Street: 8915 George Williams Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) / F (Floodway)
Former Zoning:
Requested Zoning: OA (Office Park) / F (Floodway)
Previous Requests: None noted for this site , but adjacent property was zoned OA several years ago
Extension of Zone: Yes. Extension of OA from the west and east.
History of Zoning: None noted for this site, but adjacent property to the west was zoned OA several years ago for development of an office.

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 OA/F (Office Park) / (Floodway) zoning, subject to the following condition:

Staff Recomm. (Full): 1. Prior to development, meeting all requirements of the Knox County Department of Engineering and Public Works regarding the floodway, consistent with the requirement of Article 5.70.04 of the Knox County Zoning Ordinance.

This is a logical extension of OA from the east and west, and is compatible with the scale and intensity of surrounding land uses and zoning pattern. The Southwest County Sector Plan designates this site for office uses.

Comments: The zoning ordinance requires that the current floodway designation must remain on this property, in addition to the new OA zoning. Because of the floodway designation, before this property can be developed, the applicant/engineer must get approval from the Knox County Department of Engineering and Public Works. This approval must show that development in the floodway will not negatively impact the floodway's functionality. This will also offer protection to the developer of the site from possible flooding problems.

MPC Action: Approved MPC Meeting Date: 4/11/2002

Details of MPC action: 1. Prior to development, meeting all requirements of the Knox County Department of Engineering and Public Works regarding the floodway, consistent with the requirement of Article 5.70.04 of the Knox County Zoning Ordinance.

Summary of MPC action: Approve OA (Office Park)/F (Floodway) with the condition: Prior to development, meet all requirements of County Engineering & Public Works regarding the floodway, consistent with the requirement of Article 5.70.04 of the Knox County Zoning Ordinance.

Date of MPC Approval: 4/11/2002 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: 5/28/2002 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: