

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-N-01-RZ **Related File Number:**
Application Filed: 3/14/2001 **Date of Revision:**
Applicant: GORDON WALLIS
Owner:

PROPERTY INFORMATION

General Location: West side Fox Rd., south of Donovan Ln.
Other Parcel Info.:
Tax ID Number: 131 147.03 **Jurisdiction:** County
Size of Tract: 5.3 acres
Accessibility: Access is via Fox Rd., a minor collector street with 18'-20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Small professional office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is within rural residential development found along Fox Rd. that has occurred under A zoning.

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

Street:
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 site, but property to the north, closer to Kingston Pike, recently has been zoned 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: kp

Staff Recomm. (Abbr.): DENY OB (Office, Medical, and Related Services)

Staff Recomm. (Full): This site is too far removed from established nonresidential development to the north to be suitable for office development. Zoning this site to OB would adversely impact the residential character of surrounding properties along Fox Rd. and lead to other nonresidential zoning requests.

Comments: Agricultural zoning permits a number of uses other than residences, such as churches, which could be developed on this site and not erode the area's residential integrity. The sector plan designates this site for low density residential use. Commercial and office development in this area has been approved around the I-140/ Kingston Pike interchange where such development should be encouraged.

MPC Action: Denied

MPC Meeting Date: 4/12/2001

Details of MPC action:

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

Date of MPC Approval:

Date of Denial: 4/12/2001

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 4/24/2001

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/29/2001

Date of Legislative Action, Second Reading: 6/25/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Approved OB Office, Medical & Related Services

Date of Legislative Appeal:

Effective Date of Ordinance: