

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: 6-A-10-RZ **Related File Number:**
Application Filed: 4/26/2010 **Date of Revision:**
Applicant: DAVID F. FOSTER

PROPERTY INFORMATION

General Location: East side Fox Rd., south of Capital Dr.
Other Parcel Info.:
Tax ID Number: 131 131 **Jurisdiction:** County
Size of Tract: 1 acres
Accessibility: Access is via Fox Rd., a minor collector street with 20' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of residential, office and commercial uses under A, OB and PC zoning.

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

Street: 150 Fox Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes, extension of OB from the south and west
History of Zoning: None noted for this site, but other properties in the area have been rezoned OB in recent years

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.):

RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning.

Staff Recomm. (Full):

OB zoning is an extension of zoning from the south and west, allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

- 1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
- 2. A parcel to the west and numerous properties to the south are currently zoned OB.
- 3. The proposed OB zoning is consistent with the Southwest County Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. OB zoning provides areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices near residential neighborhoods.
- 2. Based on the above description, this site is appropriate for OB zoning.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The impact to the street system will be minimal.
- 3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
- 4. The applicant wishes to place a business sign at the location, which is currently used as an office. The OB zoning will allow the sign to be permitted without the use on review required by the current PC zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes office uses for the site, consistent with the proposed OB zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future requests for OB zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for office uses in the area. However, this should not be construed to mean that rezoning of the larger PC-zoned tract to the north and east of this site would necessarily be supported for OB zoning by staff.

Action:

Approved

Meeting Date: 6/10/2010

Details of Action:

Summary of Action:

APPROVE OB (Office, Medical, and Related Services)

Date of Approval:

6/10/2010

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: 7/26/2010

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: