

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-12-RZ **Related File Number:**
Application Filed: 4/24/2012 **Date of Revision:**
Applicant: SAMUEL J. FURROW

PROPERTY INFORMATION

General Location: Northeast side Thunder Ln., northwest of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 47 J A 005 **Jurisdiction:** County
Size of Tract: 2.78 acres
Accessibility: Access is via Thunder Ln., a local street with 28' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Assisted living facility **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with light industrial, commercial and office uses under various zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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 consistent with the sector plan proposal for the area and will allow uses compatible with the surrounding land uses and zoning pattern.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. OB is a less intense zone than the current CA zoning of this property and the adjacent I zoning. The large campus of Mercy Medical Center North to the west is zoned OB.
3. The proposed OB zoning is less intense than what could be allowed within this area proposed for commercial in the North County Sector Plan.
4. The rezoning of the site to OB is required for consideration of the proposed assisted living facility. The current CA zoning does not permit the proposed use.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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.
3. The proposed use of the site as an assisted living facility will require use on review approval of a site plan by MPC.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The impact to the streets and school system will depend on the type of development proposed. Thunder Ln. is sufficient to handle additional traffic that would be generated by uses permitted in the OB zoning district.
2. This proposed amendment of the zoning map will not adversely affect any other part of the County. For the proposed assisted living facility, a site plan must be approved by MPC as a use on review, which will minimize any direct or indirect adverse effects that may result from the change in zoning and development of the site.
3. The permitted uses in the OB zoning district are much less intense than those of the CA zone, so this zoning change would decrease the potential negative impact to adjacent properties.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan designates this site for commercial uses, which allows consideration of OB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 6/14/2012

Details of Action:

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

Date of Approval: 6/14/2012

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: 7/23/2012

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: