

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-C-21-RZ  
**Application Filed:** 4/19/2021  
**Applicant:** LINDSEY LIEB

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** West side of Fox Road, south of Kingston Pike and east of I-140  
**Other Parcel Info.:**  
**Tax ID Number:** 131 L A 017 **Jurisdiction:** County  
**Size of Tract:** 0.57 acres  
**Accessibility:** Fox Road is a minor collector with a 20.4-ft pavement width inside a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** O (Office)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This stretch of Fox Road is a mix of professional service offices (land design, insurance, etc.) and single-family homes. Properties have been transitioning from A to OB zoning since the early 2000s.

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

**Street:** 203 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:**  
**Extension of Zone:** Yes, OB zoning is adjacent to the south and across the street to the east  
**History of Zoning:** None noted for this property

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve OB (Office, Medical, and Related Services) zoning since it is compatible with the sector plan's Office land use designation and is consistent with the surrounding area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. This area has been steadily transitioning from A (Agricultural) to OB (Office, Medical and Related Services) since the early 2000s.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to OB (Office, Medical, and Related Services District) zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.

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. OB (Office, Medical, and Related Services) zoning is compatible with the office sector plan designation.
- 2. Surrounding uses include professional services offices and single-family residential homes.
- 3. Surrounding properties are zoned OB; the addition of more OB zoning is not expected to cause any adverse impacts.

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 proposed amendment is consistent with and not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 7/8/2021

Details of Action:

Summary of Action:

Approve OB (Office, Medical, and Related Services) zoning since it is compatible with the sector plan's Office land use designation and is consistent with the surrounding area.

Date of Approval:

7/8/2021

Date of Denial:

Postponements: 6/10/2021

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

10/25/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**