

# 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:** 7-E-08-RZ                      **Related File Number:**  
**Application Filed:** 5/30/2008              **Date of Revision:**  
**Applicant:** HOUND DOG INVESTMENTS

### PROPERTY INFORMATION

**General Location:** East side Fox Rd., north of Donovan Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 132.01, 133 & 133.01                      **Jurisdiction:** County  
**Size of Tract:** 4.5 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:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office    **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Office  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area to the north is developed with residential, office and commercial uses under A, OB, PC and PC-1 zoning. To the west and south are residential and a few office uses, zoned A and OB.

### 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:** Yes, extension of OB from the north and west  
**History of Zoning:** Adjacent parcels have been rezoned OB in recent years (1-E-01-RZ, 7-H-06-RZ and 6-H-08-RZ).

### 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.):

APPROVE OB (Office, Medical &amp; Related Services) zoning.

Staff Recomm. (Full):

OB is compatible with surrounding development and is consistent with the sector plan proposal for the property. Other properties in this area have been rezoned OB in recent years.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Office use of this parcel is consistent with the sector plan.
3. Numerous other properties along this section of Fox Rd. have been rezoned OB for office uses since the adoption of the Fox Road Corridor Study in late 2001. This includes parcel 134 to the south of the site, which was approved by MPC for OB zoning on June 12, 2008 (6-H-08-RZ). Knox County Commission's final approval of that rezoning is scheduled to be heard on July 28, 2008.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes office uses for the site, consistent with OB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for OB zoning on surrounding parcels, consistent with the sector plan proposal in the area.

MPC Action:

Approved

MPC Meeting Date: 7/10/2008

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical &amp; Related Services)

Date of MPC Approval:

7/10/2008

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:

8/25/2008

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: