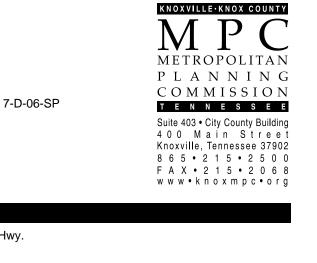
CASE SUMMARY

APPLICATION TYPE: REZONING



Jurisdiction: County

Density:

File Number:	7-R-06-RZ	Related File Number:	7-D-06-
Application Filed:	6/9/2006	Date of Revision:	
Applicant:	PJT, LLC		
Owner:			
PROPERTY INF	ORMATION		
General Location:	West side Meadow	rrun Ln., south side Oak Ridge I	Hwy.
Other Parcel Info.:			
Tax ID Number:	90 D B 010		
Size of Tract:	0.54 acres		
Accessibility:			
GENERAL LAN	D USE INFORMATION		
Existing Land Use:			
Surrounding Land			
ounounding Land			
Proposed Use:	Office		
Sector Plan:	Northwest County	Sector Plan Designation	: LDR
Growth Policy Plan	Planned Growth Ar	rea	
Neighborhood Con	text:		
ADDRESS/ <u>RIG</u> H	HT-OF-WAY INF <u>ORMA</u>	TION (where applicable)	
Street:	3223 Meadowrun L		

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 RA (Low Density Residential)

 Former Zoning:
 OA (Office Park)

 Previous Requests:
 None noted

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION AND DISPOSITION	I		
Planner In Charge:	Kelley Schlitz				
Staff Recomm. (Abbr.):	APPROVE OA (Office Park Zone).				
Staff Recomm. (Full):					
Comments:	The subject property is adjacent to an established residential neighborhood to the south. However, the property fronts along Oak Ridge Hwy., a major arterial street. It is in staff's opinion that this area has developed primarily with office and commercial uses, with Karns Elementary and Middle Schools located to the north and south of the subject property. Due to the increased amount of development taking place in this area, the applicant will be required to contact TDOT in order to receive an entrance permit onto Oak Ridge Hwy. This applicant has submitted an additional request for the property across Meadowrun Lane (090DB024) to rezone from OA (Office Park) to CA (General Business).				
	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern that have been established in this area of Karns. 2. OA zoning is compatible with other properties in the immediate area that are zoned OA and CA. 3. OA zoning is a logical extension of office zoning from the east and west. 				
	 EFFECT OF THE PROPOSAL Public water and sewer utilities are available in the area to serve the site. The proposal will have no impact on schools. The recommended OA zoning is compatible with surrounding development and will have a minimal impact on adjacent properties. Potential impacts to adjacent residences to the south will be minimal due to the uses permitted in the OA (Office Park) zone. 				
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. With the recommended amendment to the Northwest County Sector Plan to office for this site, OA zoning is compatible with the sector plan. 2. This site is located within the Planned Growth Area Growth Policy Plan map. 3. This request may lead to future sector plan and rezoning requests in the immediate area, as this property and others located in this area develop. 				
MPC Action:	Approved		MPC Meeting Date: 7/13/2006		
Details of MPC action:					
Summary of MPC action:	APPROVE OA (Office Park)				
Date of MPC Approval:	7/13/2006	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:				
	LEGISLA	TIVE ACTION AND DISPOSI	TION		
Legislative Body:	Knox County Comm				

Legislative Body:	Knox County Commission		
Date of Legislative Action:	8/28/2006	Date of Legislative Action, Second Reading:	10/23/2006
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Approved

If "Other": Postpaoned 8/28, 9/25

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: