

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-I-19-RZ **Related File Number:**
Application Filed: 6/24/2019 **Date of Revision:**
Applicant: JOAN CLARK / KELLER WILLIAMS

PROPERTY INFORMATION

General Location: South of Kingston Pike and east of I-140
Other Parcel Info.:
Tax ID Number: 131 L A 018.00 **Jurisdiction:** County
Size of Tract: 1.08 acres
Accessibility: Access is off of Fox Road, a minor collector with a 20-foot pavement width and a 40-foot right-of-way width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Residences will remain in place with no changes **Density:** n/a
Sector Plan: Southwest County **Sector Plan Designation:** 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.

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

Street: 211 Fox Road
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 for this property; surrounding properties were rezoned from A to OB within the last 15 yrs.
Extension of Zone: OB is to the south and east
History of Zoning: None noted for this property, though the surrounding properties were rezoned from A (Agricultural) to OB (Office, Medical, and Related Services) from 2001 to 2013

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 the requested OB (Office, Medical, and Related Services) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested OB zoning since it is compatible with the sector plan's office land use designation, and this part of Fox Road has developed into a mix of office and residential uses.

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. There are no significant recent changes that would warrant a rezoning.
2. The property currently holds two single-family residential dwellings, and the lot is 1.08 acres, making it noncompliant in terms of density (the Agricultural Zone allows 1 du/ac max). Rezoning the property to OB (Office, Medical, and Related Services) would bring the property into compliance.

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 intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with surrounding land uses.

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. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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: 8/8/2019

Details of Action:

Summary of Action:

Approve the requested OB (Office, Medical, and Related Services) zoning.

Date of Approval:

8/8/2019

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: 9/23/2019

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: