# CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

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File Number:8-L-04-RZApplication Filed:7/12/2004Applicant:HELEN J. VANCEOwner:Image: Comparison of the second sec

#### PROPERTY INFORMATION

General Location:	East side Fox Rd., south of Donovan Ln.		
Other Parcel Info.:			
Tax ID Number:	131 144, 145	Jurisdiction:	County
Size of Tract:	2.4 acres		
Accessibility:	Access is via Fox Rd., a minor collector street with 21' of pavement width within 50' of right of way.		

**Related File Number:** 

Date of Revision:

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Single family dwelling	I	
Surrounding Land Use:			
Proposed Use:	Sale to commercial office developer Densi		Density:
Sector Plan:	Southwest County	Sector Plan Designation:	Office
Growth Policy Plan:	Planned Growth Area	I	
Neighborhood Context:	This area is developed with residential uses under A and PR zoning and an dentist office under OB zoning.		

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

308 Fox Rd

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 west.	
History of Zoning:	None noted.	

# 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	ACTION AND DISPOSITION		
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	APPROVE OB (Office, Medical & Related Services) zoning.			
Staff Recomm. (Full):	OB is a logical extension of zoning from the west and is consistent with the sector plan proposal for this area.			
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.</li> <li>2. OB is a logical extension of zoning from the west.</li> <li>3. Office use of these parcels is consistent with the sector plan.</li> </ul>			
	<ul> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public water and sewer utilities are in place to serve the site.</li> <li>This proposal will have no impact on schools and minimal impact on the street system.</li> <li>The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>The Southwest County Sector Plan, as amended by the Fox Road Corridor Study, proposes office uses for the site, consistent with OB zoning.</li> <li>The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>This request may generate similar requests for OB zoning on surrounding parcels, consistent with the sector plan proposal in the area.</li> </ul>			
MPC Action:	Approved		MPC Meeting Date: 8/12/2004	
Details of MPC action:				
Summary of MPC action:	APPROVE OB (Office, Medical, and Related Services)			
Date of MPC Approval:	8/12/2004	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:	9/27/2004	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: