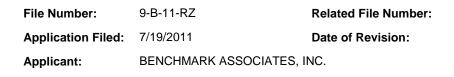
CASE SUMMARY

APPLICATION TYPE: REZONING





General Location:Southeast side Greenland Way, southeast of Hardin Valley Rd.Other Parcel Info.:103 M A 007 & PT OF 009 OTHER: MAP ON FILE AT MP Jurisdiction: CountySize of Tract:8.13 acresAccessibility:Access is via Greenland Way, a private, local street with 36' of pavement width within 40' of right-of-way. Greenland Way connects to Hardin Valley Rd., a major arterial street with 4 lanes and center median within 110' of right-of-way.

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant land

 Surrounding Land Use:
 Proposed Use:

 Apartment development
 Density: 12 du/ac

 Sector Plan:
 Northwest County

 Sector Plan:
 Planned Growth Area

 Neighborhood Context:
 The sites surrounding this parcel have been partially developed with commercial and office uses

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:PC (Planned Commercial) / TO (Technology Overlay)Former Zoning:Previous Requested Zoning:OB (Office, Medical, and Related Services) / TO (Technology Overlay)Previous Requests:12-Q-05-RZExtension of Zone:Yes ,extension of OB/TO from the southeastHistory of Zoning:None noted for this site; Overall property was rezoned PC/TO in 2005 (12-Q-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:



KNOXVILLE·KNOX COUNTY

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

Suite 403 • City County Building 4 0 0 M a i n S t r e e t

Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

FAX•215•2068 www•knoxmpc•org

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.:

	MP	C ACTION AND DISP	OSITION	
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.			
Staff Recomm. (Full):	OB/TO is a logical extension of zoning from the southeast. The recommended zoning is compatible with surrounding development and zoning.			
Comments:	 NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY: 1. The applicant proposes to extend the OB/TO zoning northwest to this site. 2. The proposal is an extension of zoning from the southeast and is compatible with surrounding land uses. 3. The proposed zoning change will provide a location for offices or medium density residential development in close proximity to a major interchange. CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: 			
	 The requested and related activit yards and open at RB zoning district Based on the at 3. Depending on of a development 	OB zoning district is intended ies that require separate buildi reas. The OB zoning district a above description and intent, the the type of development propo- plan by the Tennessee Techni the TO overlay. MPC would r	to provide areas for professional a ngs and building groups surround lso allows residential development his property is appropriate to be re- posed, site plans may be subject to plogy Corridor Development Author eview a development plan if a resi	ed by landscaped as permitted by the zoned to OB. review and approval prity (TTCDA), since
	 THE EFFECTS OF THIS PROPOSAL Public water and sewer utilities are available to the site. The impact to schools and the street system will depend on the type of development that is proposed. With the extension of zoning, the impact on surrounding properties should be minimal. The uses permitted under OB zoning are compatible in scale and intensity to surrounding development and zoning. 			
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. With the recommended plan amendment to O (Office), OB zoning is consistent with the Southwest County Sector Plan. 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. Approval of OB/TO zoning for this site could lead to future similar requests in the area, which may also require sector plan amendments. 4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Tuesday, September 6, 2011 (9-D-11-TOR). 			
Action:	Approved		Meeting Date:	9/8/2011
Details of Action:				
Summary of Action:	RECOMMEND the Knox County Commission APPROVE OB (Office, Medical, and Related Services) / TO (Technology Overlay) zoning.			
Date of Approval:	9/8/2011	Date of Denial:	Postponements:	

LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:	Knox County Commission		
Date of Legislative Action:	10/24/2011	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:	