

# 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:** 9-C-07-RZ                      **Related File Number:**  
**Application Filed:** 7/24/2007              **Date of Revision:**  
**Applicant:** TERESA L. CARNES

### PROPERTY INFORMATION

**General Location:** Southwest side Old Clinton Pike, southwest side Clinton Hwy., southeast of W. Beaver Creek Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 197    **Jurisdiction:** County  
**Size of Tract:** 6.2 acres  
**Accessibility:** Access is via Old Clinton Pike, a minor collector street with 18' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Event facility and residence    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential and Slope Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The properties fronting on Clinton Hwy. are developed with commercial uses under CA and CB zoning. To the west, along Old Clinton Pike, are residential uses, zoned A, RB and PR.

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

**Street:** 7009 Old Clinton Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### 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 & Related Services) zoning to a depth of 300 feet from Old Clinton Pike.

Staff Recomm. (Full):

The recommended OB zoning is compatible with surrounding land uses and zoning and serves as a transition between commercial and residential uses. The reduced area for rezoning will prevent inappropriate development of the steep slope areas along the southern portion of the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. OB zoning is compatible with adjacent properties in the immediate area that are developed with commercial and residential uses under CA, CB, A and RB zoning.
3. Office uses at this site are an appropriate transitional use between the commercial to the north and east and residential to the south and west.
4. The reduced area for rezoning is recommended because of the steep slope areas in the southern portion of the site, which are not appropriate for more intense development, which would be allowed if rezoned.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The recommended OB zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses and slope protection for this site. However, commercial uses are proposed directly to the north and east. This request was originally for CA zoning, and was accepted as an extension of the commercial sector plan proposal to the north and east. The application was later revised to request OB, rather than CA zoning, a less intense and more appropriate zone.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for office zoning on other properties in the area, however the sector plan does not propose any non-residential uses further to the west along Old Clinton Pike.

MPC Action:

Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

APPROVE OB (Office, Medical & Related Services) zoning to a depth of 350 feet from Old Clinton Pike, subject to the condition of preservation of trees in the southern and eastern portion of the site.

Summary of MPC action:

APPROVE OB(k) (Office, Medical & Related Services) zoning to a depth of 350 feet from Old Clinton Pike, subject to the preservation of trees in the southern and eastern portion of the site.

Date of MPC Approval:

9/13/2007

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:

10/22/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**