

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-D-11-RZ **Related File Number:**
Application Filed: 7/25/2011 **Date of Revision:**
Applicant: ANNE FOLSOM SMITH

PROPERTY INFORMATION

General Location: Northeast side Huckleberry Ln., southeast of Strawberry Plains Pike
Other Parcel Info.:
Tax ID Number: 73 039, 03901 **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility: Access is via Huckleberry Ln., a local street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Mixed use multi-dwelling residential and/or professional offices **Density:**
Sector Plan: East County **Sector Plan Designation:** MDR/O
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located at the eastern edge of the commercial development that surrounds the Strawberry Plains Pike/I-40 interchange to the west. To the east and south of the site are residential uses.

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

Street: 810 Huckleberry Ln
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: 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.):

RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning.

Staff Recomm. (Full):

OB zoning is consistent with the sector plan designation for the property and is compatible with surrounding development and zoning.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

- 1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
- 2. OB zoning at this location creates a logical transition area between the commercial development to the north and west and the residential development to the south and east.
- 3. The proposed OB zoning is consistent with the East County Sector Plan proposal of MDR/O for the site. OB zoning allows both medium density residential and office development.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

The requested OB zoning district 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 OB zoning district also allows residential development as permitted by the RB zoning district.

- 2. Based on the above description and intent, this property is appropriate to be rezoned to OB.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The impact to the streets and school system will depend on the type of development proposed.
- 3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector Plan proposes MDR/O (Medium Density Residential / Office) uses for the site, consistent with the proposed OB zoning. The MDR/O description in the sector plans specifically states that these uses provide a buffer to low density residential areas, particularly when located adjacent to a thoroughfare or as a transition between commercial uses and a neighborhood. The subject property clearly fits that description.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future requests for OB or other appropriate zoning districts on surrounding properties zoned A, which would be consistent with the sector plan proposal for MDR/O uses in the area.

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) zoning.

Date of Approval:

9/8/2011

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: 11/21/2011

Ordinance Number:

Disposition of Case: Approved

If "Other": Postponed 10/24/11

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: