CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-F-04-RZ Related File Number:

Application Filed: 8/9/2004 Date of Revision: 9/2/2004

Applicant: HOLROB INVESTMENTS, INC.

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side Schaeffer Rd., northwest of Lovell Rd.

Other Parcel Info.:

Tax ID Number: 104 PORTION OF 115 OTHER: MAP ON FILE AT MPC Jurisdiction: County

Size of Tract: 9.48 acres

Accessibility: Access is via Schaeffer Rd., a minor collector street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Wedding chapel, banquet facilities, operational offices, professional Density:

offices

Sector Plan: Northwest County Sector Plan Designation: Office, LDR and Slope Protection

Growth Policy Plan: Planned Growth Area

Neighborhood Context: In this technology overlay area, business uses are developed to the south and west of the site, under

BP, CA and CB zoning. Residential uses are developed to the north and east of this site, under A and

PR zoning.

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

Street: 1720 Schaeffer Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park)/TO (Technology Overlay)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)/TO (Technology Overlay)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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) / TO (Technology Overlay) zoning, on the reduced

portion of the site, as revised by the applicant.

Staff Recomm. (Full): OB/TO zoning on this property will establish a transition between the BP/TO zoning to the south and the

residential uses and zoning to the north.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. OB/TO zoning will establish a transitional zoning between the BP/TO zoning to the south and the

A/TO and PR/TO zoning to the north.

2. OB/TO zoning is compatible with the scale and intensity of the surrounding land uses and zoning

3. Office use of this property will have less impact on existing and future residential uses to the north

than potential development permitted under BP/TO.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.

2. The proposal will have no impact on schools and a minimal impact on streets.

3. The proposal will have a minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses for the northern portion of the site. The

proposed rezoning is a logical extension of office uses to the south.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

3. Because of the property's location within the Technology Overlay, this request will have to be approved by the Tennessee Technology Corridor Development Authority (TTCDA) for a Certificate of

Appropriateness. This requests is scheduled to be heard by TTCDA on September 7, 2004.

4. This request may generate similar requests for office zoning in the future.

MPC Action: Approved MPC Meeting Date: 9/9/2004

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical and Related Services) /TO (Technology Overlay)

Date of MPC Approval: 9/9/2004 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: 10/25/2004 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":

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Date of Legislative Appeal: Effective Date of Ordinance:

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