

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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www.knoxmpc.org

File Number: 9-F-07-RZ **Related File Number:** 9-D-07-SP
Application Filed: 8/1/2007 **Date of Revision:**
Applicant: ELIZABETH A. LEE, BARBARA J. LANKFORD, MARYE ELLEN THOMAS (FORME

PROPERTY INFORMATION

General Location: North side Oak Ridge Hwy., east of Karns Valley Dr.
Other Parcel Info.:
Tax ID Number: 90 012 **Jurisdiction:** County
Size of Tract: 3.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Real estate office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential and Stream Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8008 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: OA (Office Park) and F (Floodway)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE OA (Office Park) zoning.

Staff Recomm. (Full):

OA zoning will allow the proposed real estate office and will allow development that will be compatible in scale and intensity with surrounding uses.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of nearby residential and the established public park uses and the infrastructure available to the site.
2. Oak Ridge Hwy. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.
4. According to the proposed Greenway Plan for Knox County, this section of property along Beaver Creek has been identified as a key greenway connection. To allow for potential public access to this section of the creek, it may be suggested to the applicant to preserve a riparian buffer for future greenway development and a connection to the Knox County Sports Park.

THE EFFECTS OF THE PROPOSAL

1. The effect on adjacent properties as a result of this zoning change will be minimal. OA zoning allows limited office uses and has stricter development standards than other more intense office and commercial zones.
2. There will be minimal impact on Oak Ridge Hwy. as a result of the office development on this site.
3. Public water and sewer utilities are available to serve this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential and stream protection uses for this site.
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 sector plan and rezoning requests in the immediate area, as this property and others located along Oak Ridge Hwy. develop.

MPC Action:

Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE OA (Office Park) and F (Floodway)

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: 11/19/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: