

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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Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 9-I-07-RZ **Related File Number:** 9-F-07-SP
Application Filed: 8/6/2007 **Date of Revision:**
Applicant: BETTY AND JACK EWING

PROPERTY INFORMATION

General Location: Southeast side Oak Ridge Hwy., southwest side Tracy Way
Other Parcel Info.:
Tax ID Number: 78 225.01 **Jurisdiction:** County
Size of Tract: 1.97 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted in the CA zoning district **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE OB (Office Medical and Related Services) zoning. The applicant requested CA (General Business)

Staff Recomm. (Full):

OB zoning is less intensive than uses permitted under the requested CA zone, but does permit marketable non-residential land uses for this site that are compatible with surrounding residential and institutional uses.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Under OA zoning this site, with access to Oak Ridge Hwy and availability of public water and sewer, can be developed in a manner consistent with the surrounding residential development.

2. The adjacent property to the west has been developed with a large church under the Agricultural zone, while the property to the east is developed with a single family subdivision under PR zoning.

THE EFFECTS OF THE PROPOSAL

1. Office development of this site under the OA zoning would allow a maximum of 30,000 sq. ft. of office space and add approximately 528 more vehicle trips per day for area roads.

2. The OA zone would permit office uses compatible with adjoining residential and church development, providing a transitional use between the church to the west and residential uses to the east and south.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. OA office use at this location would back up to lower density residential to the south and east, and provide a compatible marketable use along this part of Oak Ridge Hwy.

2. This site is appropriate for office development due to its location on Oak Ridge Hwy. and being adjacent to a large church.

3. OA zoning will permit consideration of compatible development with surrounding zoning and uses, and the utilities and street system serving the site.

MPC Action:

Denied

MPC Meeting Date: 9/13/2007

Details of MPC action:

Denied CA General Business

Summary of MPC action:

Deny CA (General Business)

Date of MPC Approval:

Date of Denial: 9/13/2007

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:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: