



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 11-F-06-RZ
11-A-06-SP

AGENDA ITEM #: 80
AGENDA DATE: 11/9/2006

▶ **APPLICANT:** DICK BALES
OWNER(S): JOSEPH CHADWELL, SR.

TAX ID NUMBER: 154 100 (NORTHERN 400')
JURISDICTION: Commission District 4

▶ **LOCATION:** Southeast side S. Northshore Dr., southwest side Osprey Point Ln.

▶ **TRACT INFORMATION:** 4 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a median divided four lane major arterial street and Osprey Point Ln., a two lane dead-end, local street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office and Mini-storage facility

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this site, but other property in the area has been rezoned for commercial and office use in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Northshore Town Center / Mixed Use/TC-1 Town Center
South: Residence and lake / LDR/A Agricultural
East: Residences / LDR/A and PR Planned Residential
West: Residence, lake and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This wooded, vacant site is within an area of mixed use residential and non-residential development that is occurring under TC-1, PR and C-6 zones.

STAFF RECOMMENDATION:

▶ **APPROVE O (Office) Designation**

Office designation of this site and adjoining properties along the south side of S. Northshore Dr. will permit appropriate transitional uses from the commercial development to the north across S. Northshore Dr. and the residential uses on Fort Loudoun Lake to the southeast and southwest. The sector Plan proposes LDR (Low

Density Residential) for the site and area.

► **APPROVE OB (Office Medical and Related Uses) based on the Sector Plan amendment approval**

OB zoning permits a limited range of uses that will provide compatible non-residential uses between the developing Northshore Town Center and the established residential development along the south side of S. Northshore Dr. and Osprey Point Ln.

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. The site is accessed from S. Northshore Dr. and Osprey Point Ln., which are adequate for OB uses. There should be little additional traffic impact on surrounding residential areas. Access to this property will have to take place within the context of proposed road improvements for Northshore Town center.
3. OB zoning and office uses are less intense than the TC-1 zone in place across S. Northshore to the north and will be a compatible transitional zone from that development back into the residential area to the east along Osprey Point Ln.

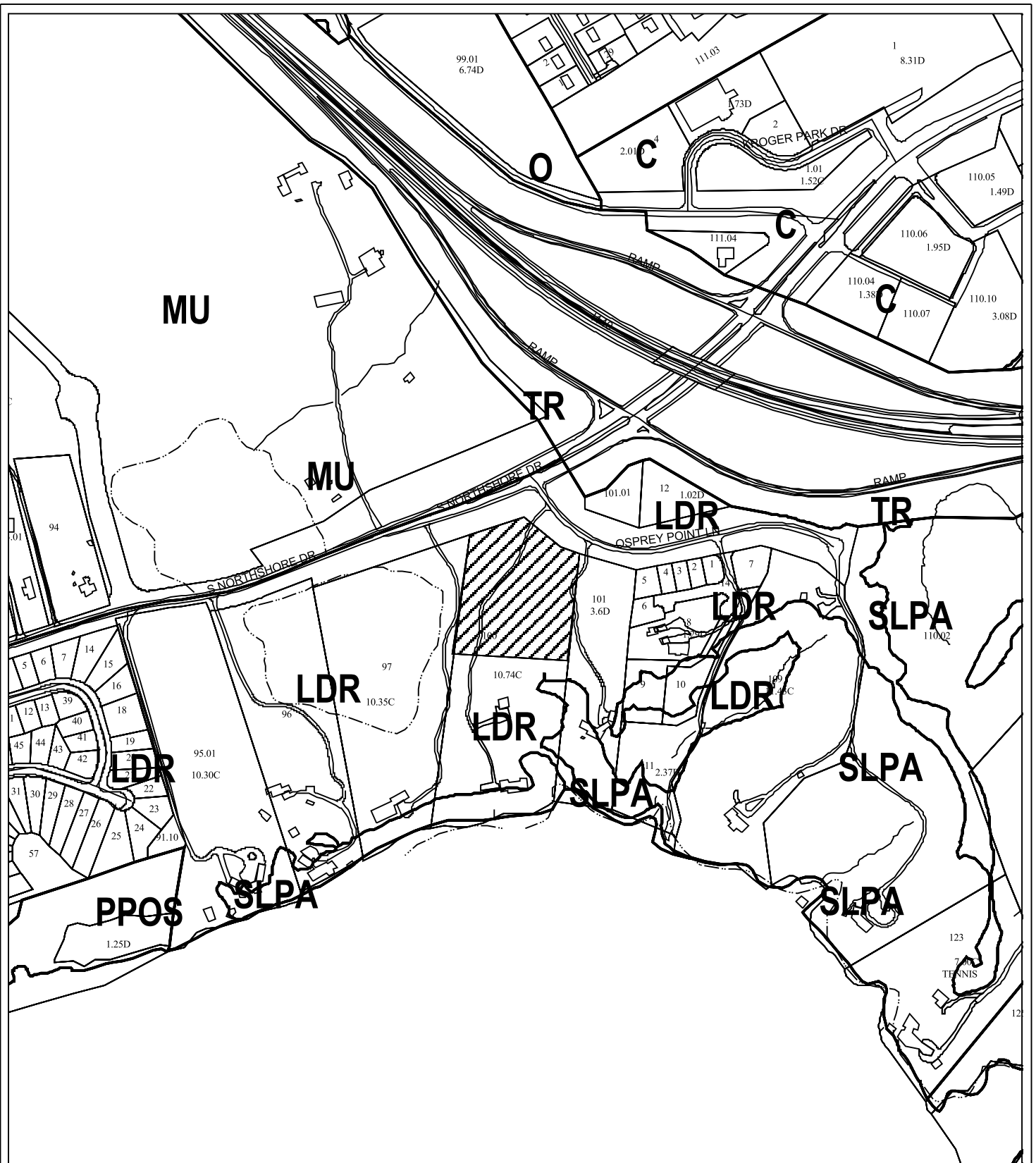
THE EFFECTS OF THE PROPOSAL

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

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment of the Southwest County Sector Plan to office for this site, OB zoning is consistent with the sector plan.
2. This 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 for office uses in the immediate area. However, future requests should be considered on their own merits to determine whether or not they will have a negative impact on nearby less intense uses.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.




**11-A-06-SP/11-F-06-RZ
SECTOR PLAN AMENDMENT
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Dick Bales

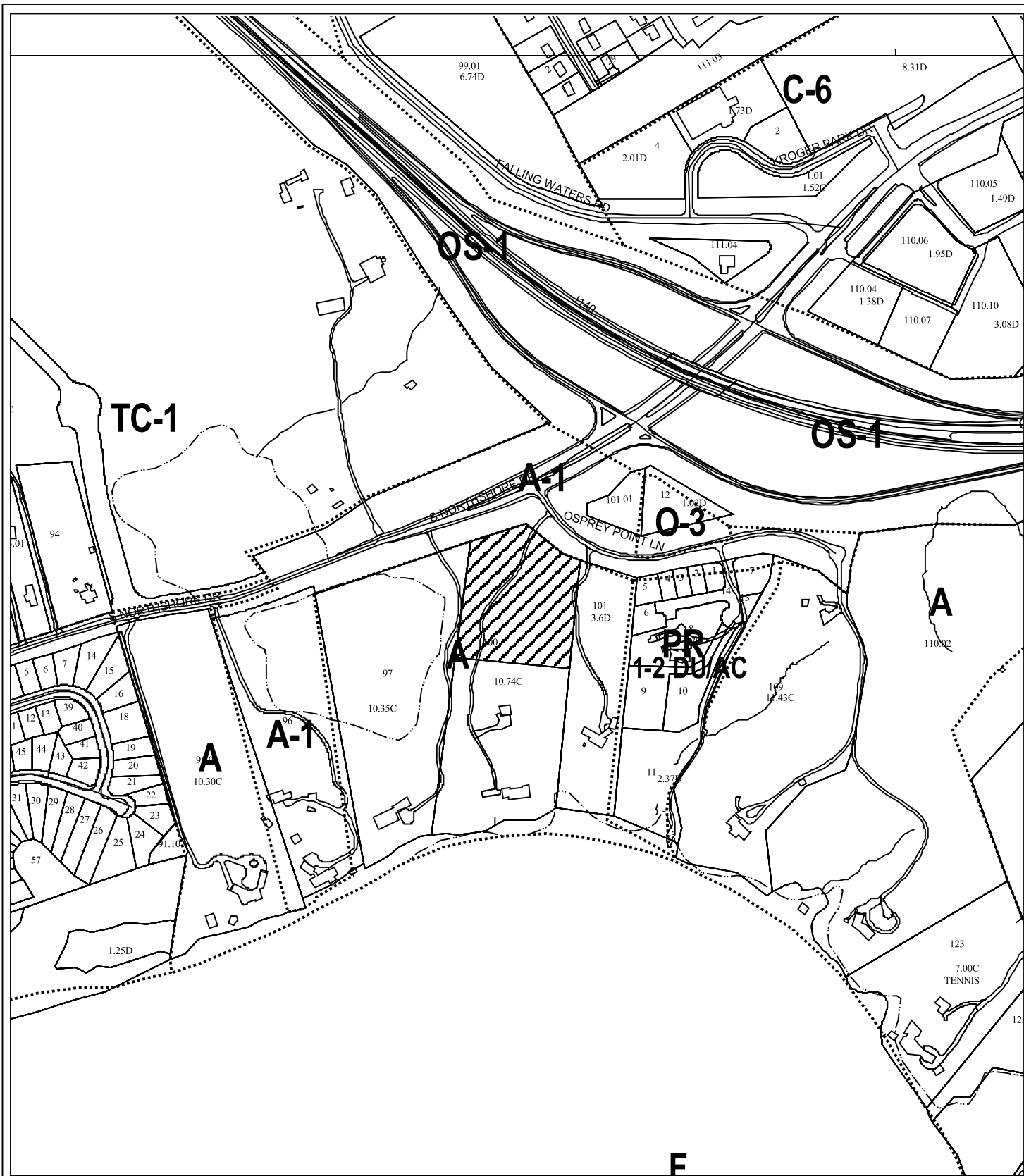
Map No: 154

Jurisdiction: County

 From: LDR (Low Density Residential)
To: O (Office)

Original Print Date: 10/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**11-F-06-RZ
REZONING**

Petitioner: Dick Bales

Map No: 154

Jurisdiction: County



From: A (Agricultural)

To: OB (Office, Medical, and Related Services)

Original Print Date: 10/25/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902