

▶ **FILE #:** 6-O-07-RZ

AGENDA ITEM #: 90

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** WENDY L. LATTIMORE

OWNER(S): SHARON BRANTON

TAX ID NUMBER: 105 K D 001

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side of Middlebrook Pike, northeast side of Roderick Rd.

▶ **APPX. SIZE OF TRACT:** 14540 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 100' of right of way, or via Roderick Rd., a local street with 25' of pavement width within 50' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** RA (Low Density Residential)

▶ **ZONING REQUESTED:** OA (Office Park)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Office

EXTENSION OF ZONE: No

HISTORY OF ZONING: MPC denied OB zoning for this and two adjacent parcels in 2005 (9-C-05-RZ), due to neighborhood opposition.

SURROUNDING LAND USE AND ZONING: North: Middlebrook Pike - Car wash / CA (General Business)

South: Dwelling / RA (Low Density Residential)

East: Dwelling / RA (Low Density Residential)

West: Roderick Rd.- Vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is located at the entrance to an established residential neighborhood, zoned RA. There is a commercial business to the northwest, zoned CA and a church to the northeast, zoned RB and PR. A large property to the west of the site has been zoned OB.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

▶ **APPROVE OA (Office Park) zoning.**

OA zoning is compatible with surrounding development and is consistent with the mixed use sector plan designation on the property.

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 and is consistent with the sector plan.
2. Office use of this site is reasonable because of its location along Middlebrook Pike , a 4-lane, high traffic

volume, major arterial street. Residential uses may no longer be desirable at this location.

3. There is OB zoning established about 600 feet to the west of this site, and a business across Middlebrook Pike to the north is zoned CA.

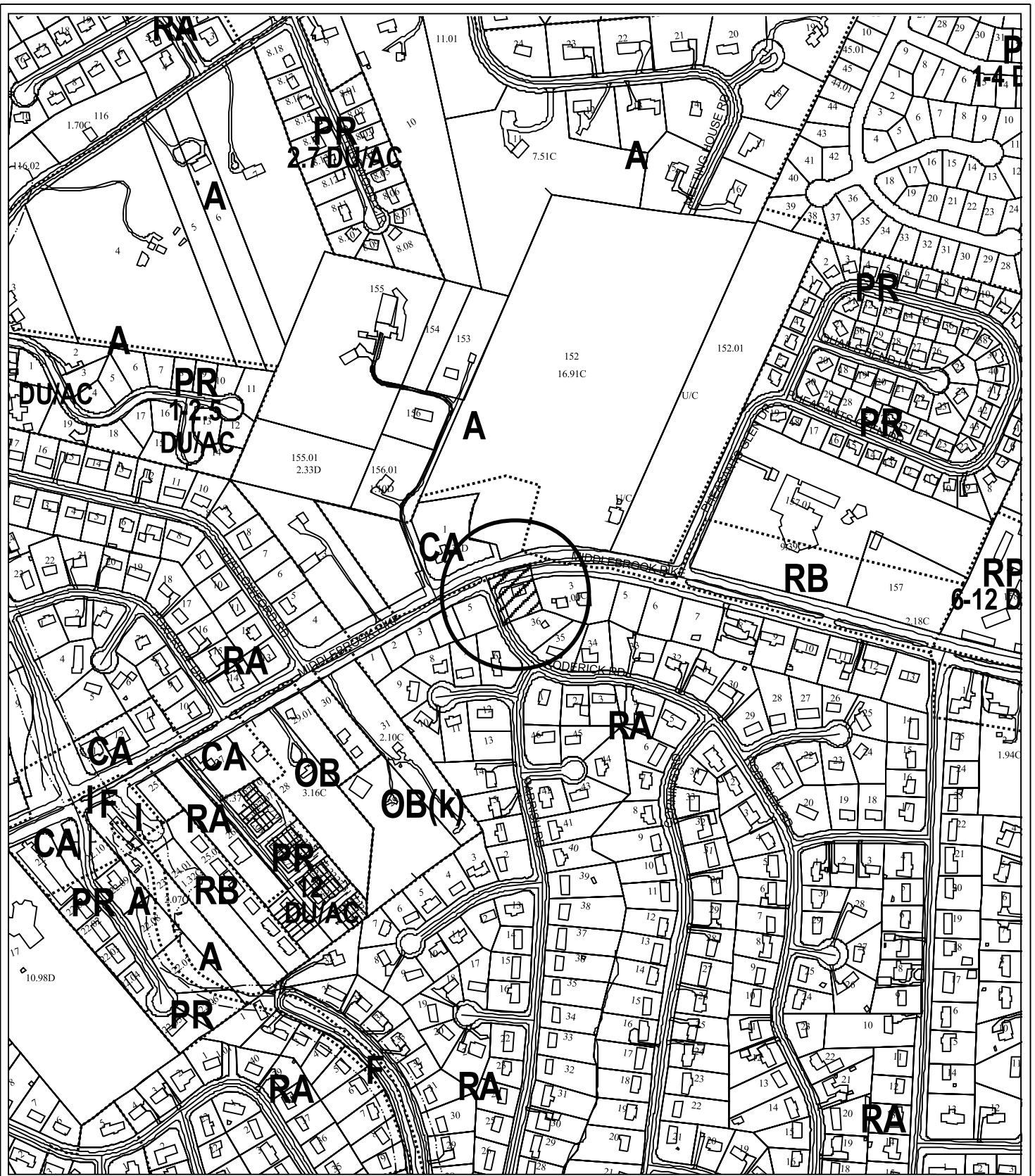
THE EFFECTS OF THE PROPOSAL

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. The applicant is encouraged to establish access to the proposed office development from Roderick Rd., as far as possible from Middlebrook Pike as possible, to reduce the number of curb cuts and center median cuts along Middlebrook Pike. TDOT would have to approve any curb cuts on Middlebrook Pike, if requested.
3. The recommended OA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties. Extension of OA zoning further south along Roderick Rd. should not be encouraged and would not likely be supported by staff at this time.
4. The house on the site is located toward the northern portion of the site, closest to Middlebrook Pike. If the house is converted to office use, parking will likely be located on either the western or southern portions of the site. The OA zone requires a minimum 20 feet building setback when adjacent to RA zoning. In addition, OA requires that all required yards (or setback areas) shall be landscaped with live vegetation of a nature normally found in residential areas. This means that there will be a minimum 20 feet wide landscaped area on the east, west and south property lines, minimizing the impact to adjacent residential properties. There is also a stipulation that all parking areas within 50 feet of a public right of way shall be screened by evergreen plantings that will obtain a minimum height of five feet at maturity. This will ensure that parking areas are screened from view from the streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor Study, proposes mixed uses, limited to office or medium density residential uses for this site and others fronting on Middlebrook Pike.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could lead to future office rezoning requests on properties fronting on Middlebrook Pike, consistent with the sector plan proposal.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2007. 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.



**6-O-07-RZ
REZONING**

Petitioner: Wendy L. Lattimore

Map No: 105

Jurisdiction: County



From: RA (Low Density Residential)

To: OA (Office Park)

Original Print Date: 05/30/07

Revised:

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



Agenda Item # 90