

▶ **FILE #:** 11-F-07-RZ (REVISED)

**AGENDA ITEM #:** 63

**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** BARBARA PRATT CAVALARIS AND CHARLES D. CAVALARIS JR.

OWNER(S): PRATT KENNETH L

TAX ID NUMBER: 84 044

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side Strawberry Plains Pike, southwest side Bell Ln.

▶ **APPX. SIZE OF TRACT:** 6 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a major arterial street with 24' of pavement width within 75' of right of way, or Bell Ln., a local street with 11' of pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Commercial uses

EXTENSION OF ZONE: Yes, extension of OB from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Bell Ln. - Vacant land / I-3 (General Industrial) and C-6 (General Commercial Park)

South: Dwellings / A (Agricultural)

East: Bell Ln. - Vacant land / I-3 (General Industrial)

West: Strawberry Plains Pike - Condominiums and vacant land / OB (Office, Medical & Related Services), C-6 (General Commercial Park) and PR (Planned Residential) @ 1-12 du/ac

NEIGHBORHOOD CONTEXT: This site is located just south of the commercial node surrounding the I-40/Strawberry Plains Pike interchange, where the commercial uses end and medium density residential development has been recently developed.

**STAFF RECOMMENDATION:**

▶ **APPROVE OB (Office, Medical & Related Services) zoning.**

OB zoning at this location is an appropriate transitional zone between the commercial and industrial uses to the north and the residential uses to the south. OB is consistent with the sector plan proposal for the property.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. OB zoning is appropriate on this site located along a major arterial street, less than one mile from a major I-40 interchange.

2. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. OB zoning is consistent with the sector plan, which proposes MDR and O for the property.
4. The property is adjacent to OB, I-3 and C-6 zoning, as well as PR zoning at a density of up to 12 du/ac. The site is located just south of where the commercial and industrial zoning on the east side of Strawberry Plains Pike currently ends. Rezoning this site to OB will establish a transitional area between the high intensity commercial uses to the north and the rural and low density residential uses to the south.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Strawberry Plains Pike is classified as a major arterial street that should be adequate to handle the additional trips that will be generated by this development.
3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

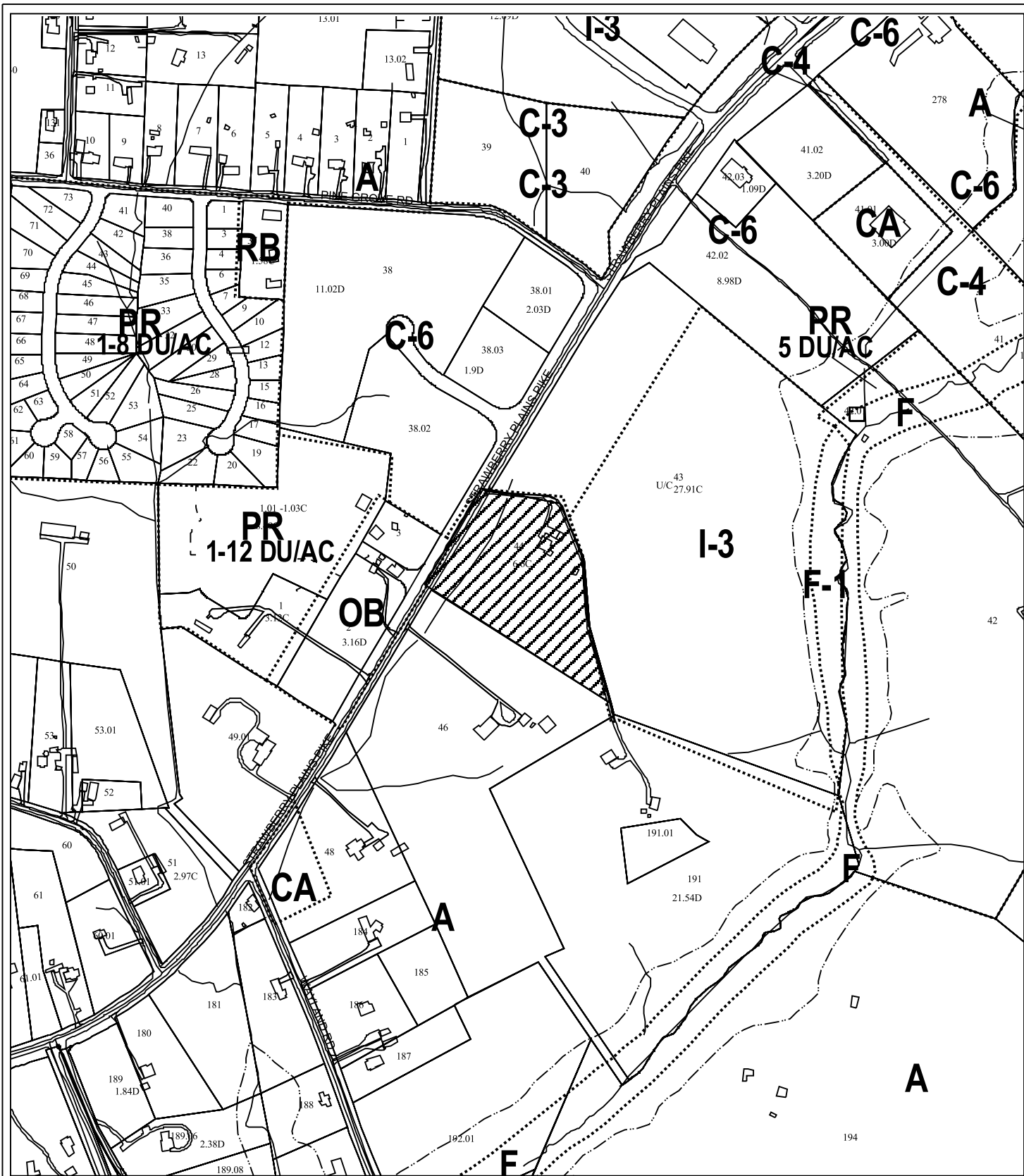
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes office and medium density residential uses for the site, consistent with this proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. However, the property is directly adjacent to the Urban Growth Area (inside the City limits of Knoxville), which is to the north and is zoned C-6 and I-3. Because the growth area directly abuts the property and because the proposal is consistent with the sector plan, staff feels that the proposed zoning is acceptable, even though the property is designated as Rural Area, which normally would not allow consideration of OB zoning.
3. This request may generate future requests for office or medium density residential zoning, consistent with the sector plan proposal in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/17/2007. 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.




**11-F-07-RZ  
REZONING**

Petitioner: Barbara Pratt Cavalaris  
and Charles D. Cavalaris Jr.

Map No: 84

Jurisdiction: County



 From: A (Agricultural)  
To: OB (Office, Medical, and Related Services)

Original Print Date: 10/23/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902