

▶ **FILE #:** 9-C-07-RZ (REVISED)

**AGENDA ITEM #:** 69

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** TERESA L. CARNES

OWNER(S): TERESA L. CARNES

TAX ID NUMBER: 67 197

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side Old Clinton Pike, southwest side Clinton Hwy., southeast of W. Beaver Creek Dr.

▶ **APPX. SIZE OF TRACT:** 6.2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Old Clinton Pike, a minor collector street with 18' of pavement width within 50' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) and RB (General Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Event facility and residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Old Clinton Pike - Retail businesses / CA (General Business)

South: Vacant land and retail businesses / A (Agricultural) and CA (General Business)

East: Dwellings / RB (General Residential)

West: Dwelling and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: The properties fronting on Clinton Hwy. are developed with commercial uses under CA and CB zoning. To the west, along Old Clinton Pike, are residential uses, zoned A, RB and PR.

**STAFF RECOMMENDATION:**

▶ **APPROVE OB (Office, Medical & Related Services) zoning to a depth of 300 feet from Old Clinton Pike.**

The recommended OB zoning is compatible with surrounding land uses and zoning and serves as a transition between commercial and residential uses. The reduced area for rezoning will prevent inappropriate development of the steep slope areas along the southern portion of the site.

**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. OB zoning is compatible with adjacent properties in the immediate area that are developed with commercial and residential uses under CA, CB, A and RB zoning.

3. Office uses at this site are an appropriate transitional use between the commercial to the north and east and residential to the south and west.
4. The reduced area for rezoning is recommended because of the steep slope areas in the southern portion of the site, which are not appropriate for more intense development, which would be allowed if rezoned.

#### THE EFFECTS OF THE PROPOSAL

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

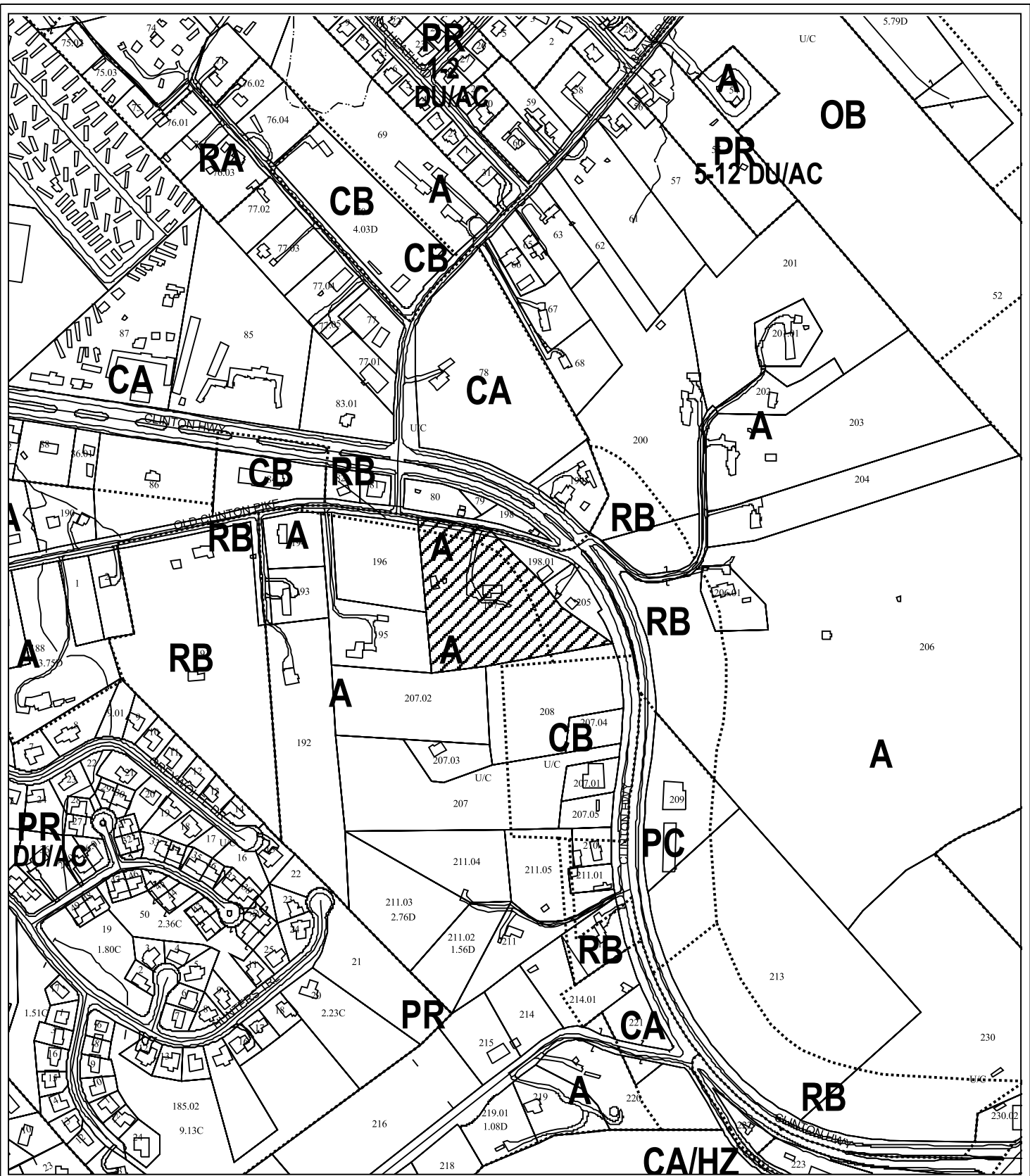
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses and slope protection for this site. However, commercial uses are proposed directly to the north and east. This request was originally for CA zoning, and was accepted as an extension of the commercial sector plan proposal to the north and east. The application was later revised to request OB, rather than CA zoning, a less intense and more appropriate zone.
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 rezoning requests for office zoning on other properties in the area, however the sector plan does not propose any non-residential uses further to the west along Old Clinton Pike.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/22/2007. 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.




**9-C-07-RZ  
REZONING**

Petitioner: Teresa L. Carnes

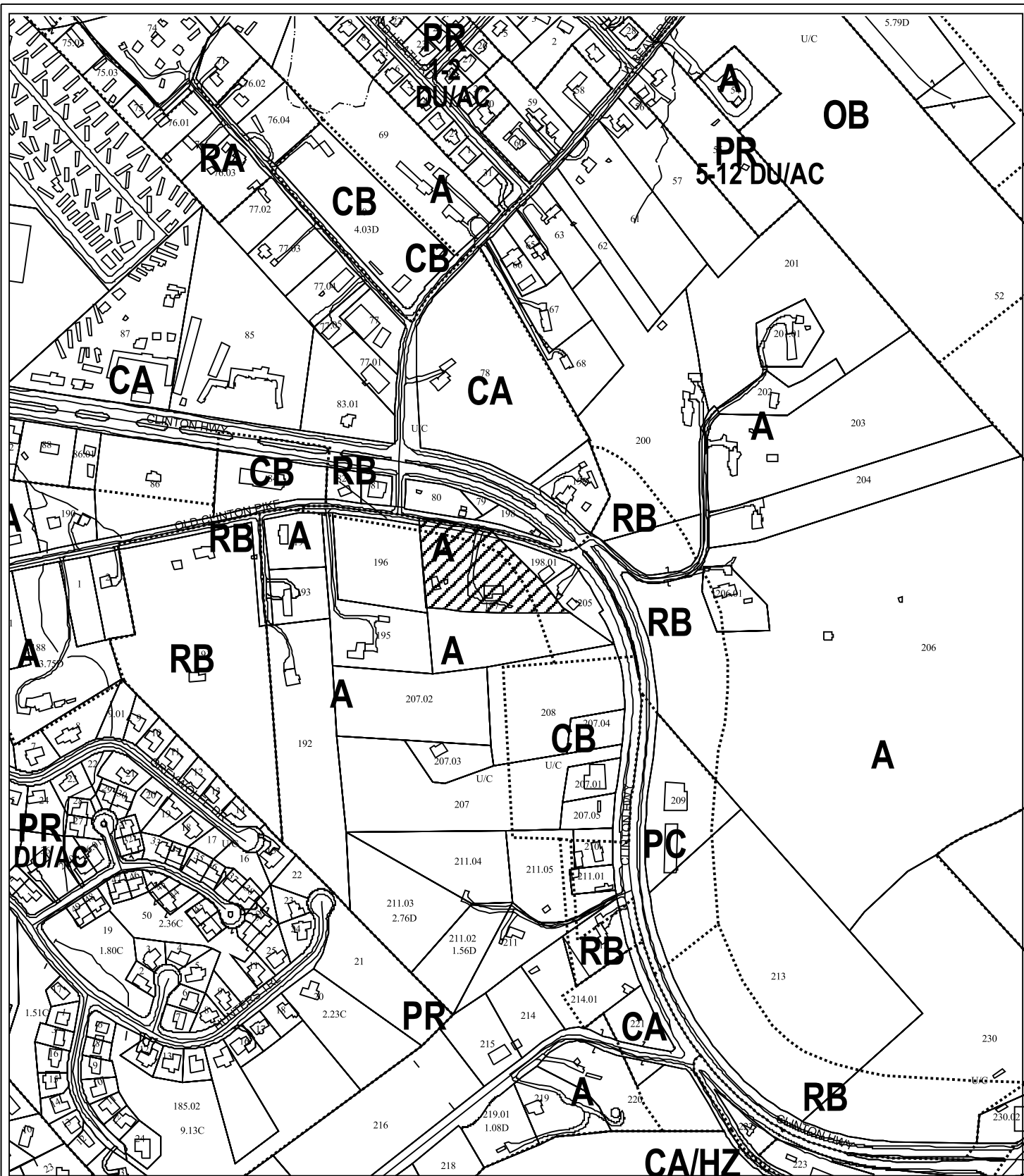
Map No: 67

Jurisdiction: County

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

Original Print Date: 08/24/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





9-C-07-RZ

MPC STAFF RECOMMENDATION: REZONING



From: A (Agricultural) and RB (General Residential)

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

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