



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

▶ **FILE #:** 9-I-07-RZ
9-F-07-SP

AGENDA ITEM #: 75
AGENDA DATE: 9/13/2007

▶ **APPLICANT:** BETTY AND JACK EWING
OWNER(S): BETTY EWING

TAX ID NUMBER: 78 225.01
JURISDICTION: Commission District 6

▶ **LOCATION:** Southeast side Oak Ridge Hwy., southwest side Tracy Way

▶ **TRACT INFORMATION:** 1.97 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with 45 ft. of pavement within an 80' right-of-way.

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

WATERSHED: Grassy Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and SLPA (Slope Protection Area) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and SLPA (Slope Protection Area) / CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted in the CA zoning district

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Oak Ridge Hwy. and residences / C Commercial/A Agricultural
South: Residences / SLPA/A Agricultural
East: Residences LDR & SLPA/A and PR Residential
West: Grace Baptist Church / LDR & SLPA/A Agricultural

NEIGHBORHOOD CONTEXT: This site is located in a mixed use development area of residential, institutional and commercial uses that have developed under A, PR and CA zones.

STAFF RECOMMENDATION:

▶ **APPROVE O (Office) designation. (Applicant requested C (Commercial) designation)**

An office designation would be compatible with the adjacent church use and major arterial street that fronts

this site, and would allow a scale of office development compatible with the nearby single family housing.

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

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.

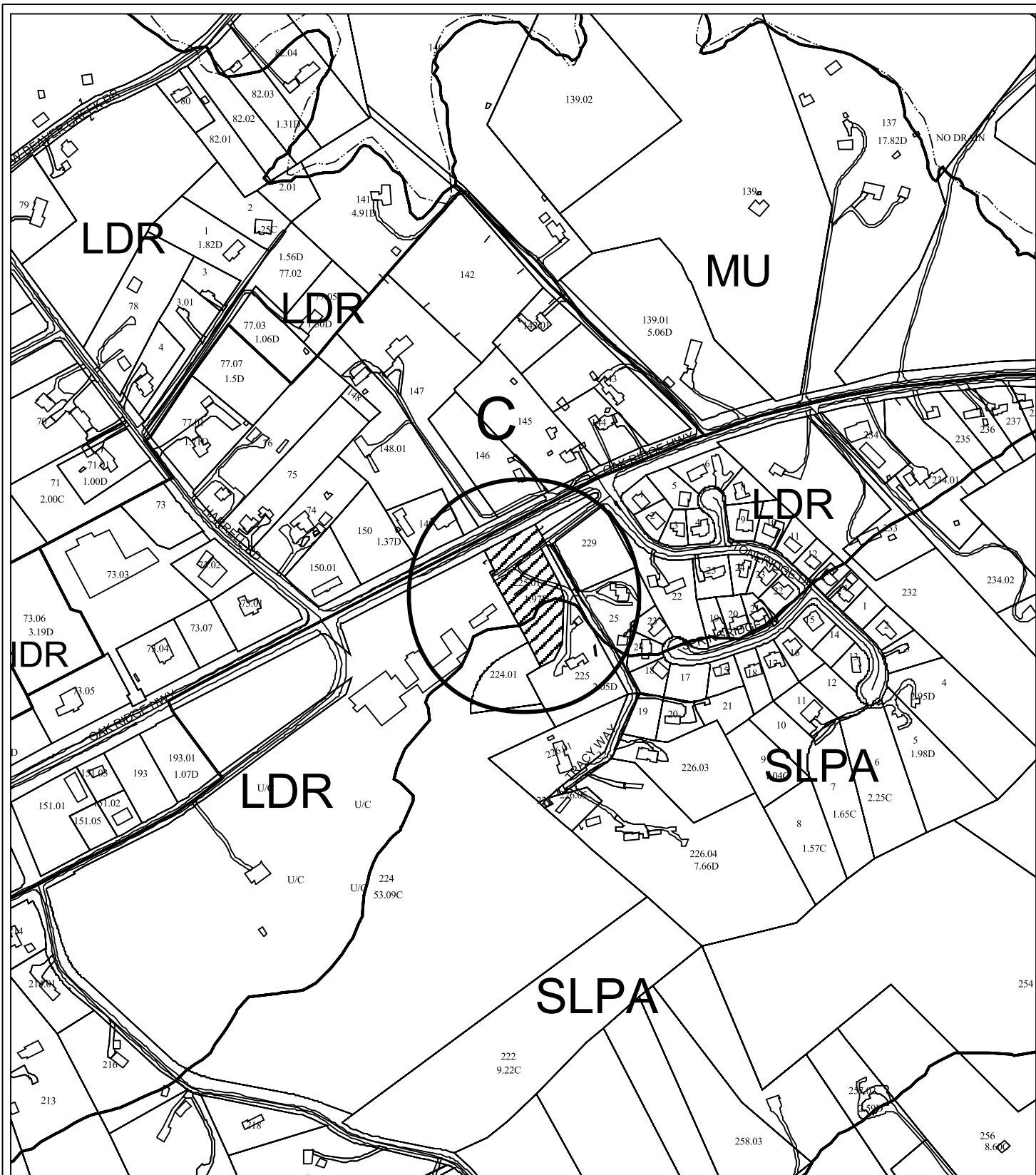
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

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


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.

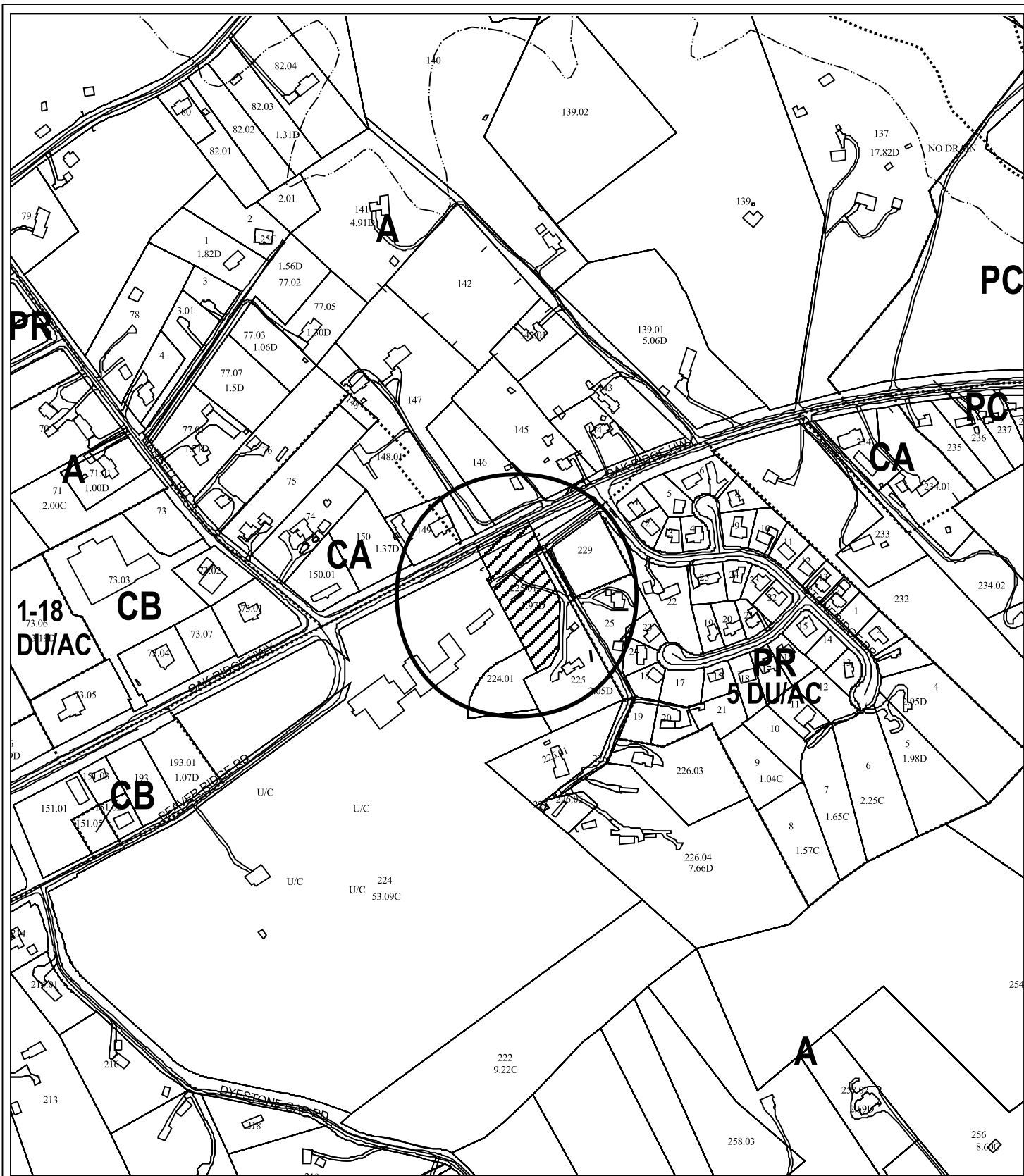


**9-F-07-Sp/9-I-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Betty and Jack Ewing
 Map No: 78
 Jurisdiction: County



 From: LDR (Low Density Residential) and SLPA (Slope Protection Area)
 To: C (Commercial) and SLPA (Slope Protection Area)
 Original Print Date: 08/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**9-I-07-RZ
REZONING**

Petitioner: Betty and Jack Ewing

Map No: 78

Jurisdiction: County



From: A (Agricultural)
To: CA (General Business)

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