

▶ **FILE #:** 7-E-08-RZ

AGENDA ITEM #: 49

AGENDA DATE: 7/10/2008

▶ **APPLICANT:** **HOUND DOG INVESTMENTS**
 OWNER(S): WEBB FAYETTE E & MARGARET M
 WEBB TRACY
 WEBB TRACY L JR

TAX ID NUMBER: 131 132.01, 133 & 133.01

JURISDICTION: County Commission District 5

▶ **LOCATION:** **East side Fox Rd., north of Donovan Ln.**

▶ **APPX. SIZE OF TRACT:** **4.5 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fox Rd., a minor collector street with 20' of pavement width within 40' of right of way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

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

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Office**

EXTENSION OF ZONE: Yes, extension of OB from the north and west

HISTORY OF ZONING: Adjacent parcels have been rezoned OB in recent years (1-E-01-RZ, 7-H-06-RZ and 6-H-08-RZ).

SURROUNDING LAND USE AND ZONING: North: Offices and commercial development / OB (Office, Medical & Related Services) and PC (Planned Commercial)

South: Houses / A (Agricultural) and OB (Office, Medical & Related Services) pending

East: Residential subdivision / RAE (Exclusive Residential)

West: Fox Rd. - Houses / A (Agricultural)

NEIGHBORHOOD CONTEXT: The area to the north is developed with residential, office and commercial uses under A, OB, PC and PC-1 zoning. To the west and south are residential and a few office uses, zoned A and OB.

STAFF RECOMMENDATION:

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

OB is compatible with surrounding development and is consistent with the sector plan proposal for the property. Other properties in this area have been rezoned OB in recent years.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Office use of this parcel is consistent with the sector plan.
3. Numerous other properties along this section of Fox Rd. have been rezoned OB for office uses since the adoption of the Fox Road Corridor Study in late 2001. This includes parcel 134 to the south of the site, which was approved by MPC for OB zoning on June 12, 2008 (6-H-08-RZ). Knox County Commission's final approval of that rezoning is scheduled to be heard on July 28, 2008.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

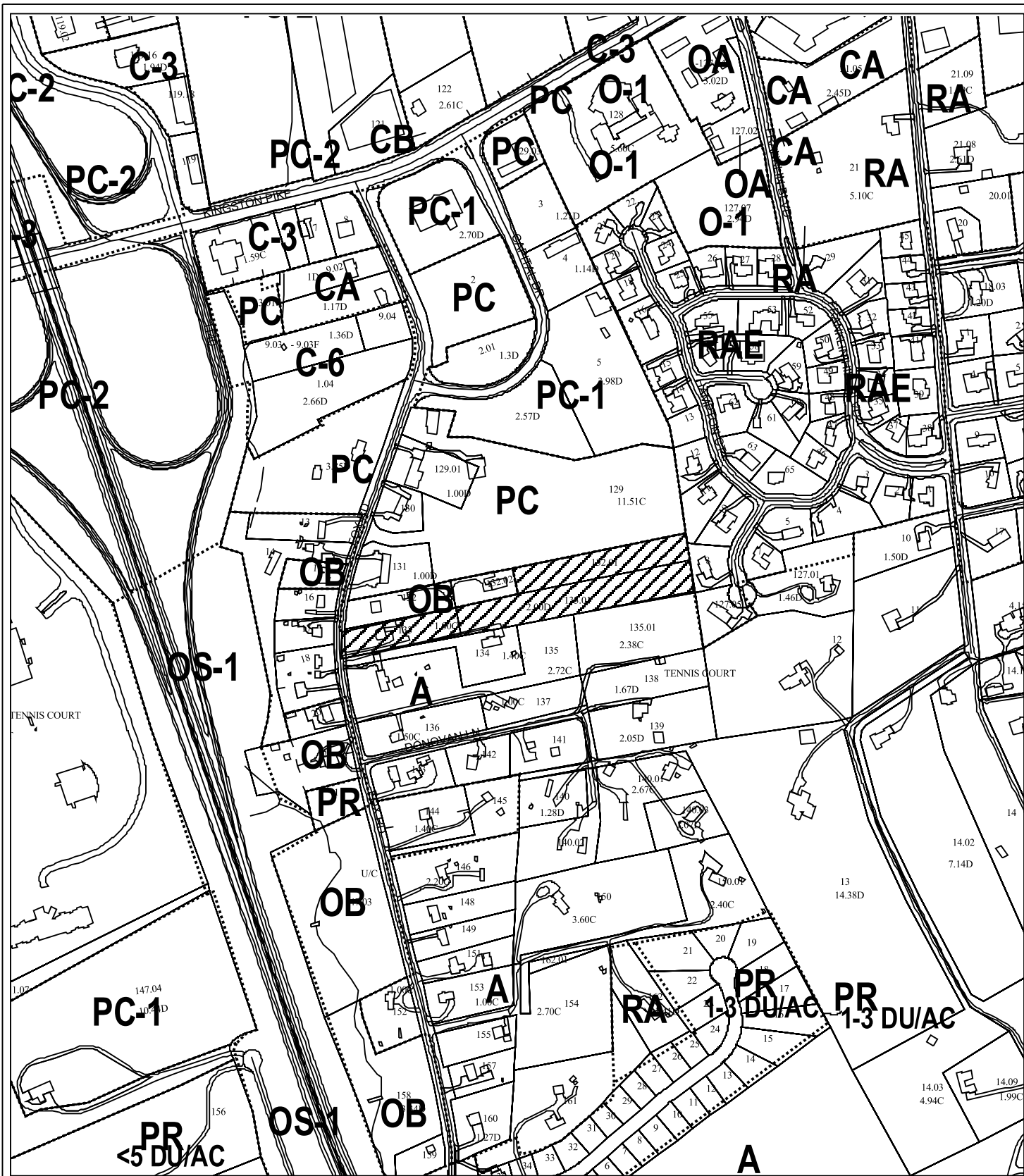
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes office uses for the site, consistent with OB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for OB zoning on surrounding parcels, 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 8/25/2008. 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.



7-E-08-RZ
REZONING

Petitioner: Hound Dog Investments

Map No: 131

Jurisdiction: County



From: A (Agricultural)

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

Original Print Date: 06/19/08

Revised:

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

0 500'

