

▶ **FILE #:** 6-H-08-RZ

AGENDA ITEM #: 52

AGENDA DATE: 6/12/2008

▶ **APPLICANT:** HOUND DOG INVESTMENTS

OWNER(S): LONGHURST PHILIP JR & JOY E

TAX ID NUMBER: 131 134

JURISDICTION: County Commission District 5

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

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: This site has frontage on 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:** House

▶ **PROPOSED USE:** Professional office

EXTENSION OF ZONE: Not an extension of zoning, but there are numerous OB zoned parcels in the area.

HISTORY OF ZONING: Numerous properties on both sides of Fox Rd. have been rezoned OB in recent years, consistent with the sector plan proposal for the corridor.

SURROUNDING LAND USE AND ZONING: North: House / A (Agricultural)

South: Houses / A (Agricultural)

East: Vacant / A (Agricultural)

West: Fox Rd. - House / 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. 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.

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.

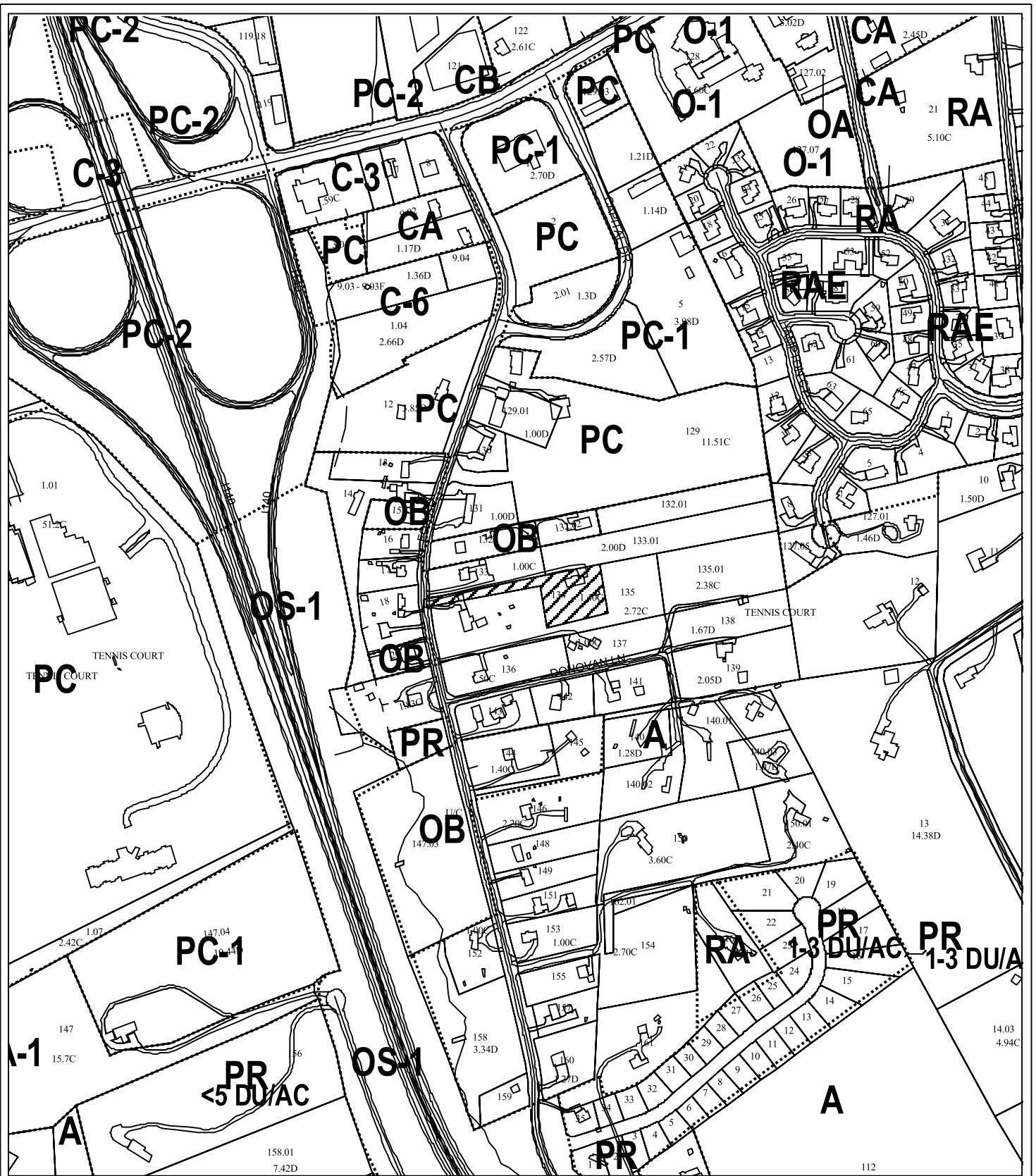
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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 7/28/2008. 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.



**6-H-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: 05/22/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

