

▶ **FILE #:** 3-K-08-RZ

**AGENDA ITEM #:** 57

**AGENDA DATE:** 3/13/2008

▶ **APPLICANT:** SOUTHEASTERN DEVELOPMENT GROUP, INC.

OWNER(S): NHS DEVELOPMENT LLC  
 SIDDIQI NASEEMUL H

TAX ID NUMBER: 131 158, 159

JURISDICTION: County Commission District 5

▶ **LOCATION:** West side Fox Rd., north of Castleglen Ln.

▶ **APPX. SIZE OF TRACT:** 3.8 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fox Rd., a minor collector street with 21' of pavement width within 50-70' 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 and vacant land

▶ **PROPOSED USE:** Office building

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

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Parkway Dental / OB (Office, Medical & Related Services)

South: Vacant land / OS-1 (Open Space Preservation)

East: Fox Rd. - Residences / A (Agricultural)

West: I-140 right of way / OS-1 (Open Space Preservation)

NEIGHBORHOOD CONTEXT: This area of Fox Rd. has a mix of residential and office uses under A, PR and OB zoning.

**STAFF RECOMMENDATION:**

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

OB zoning is compatible with surrounding zoning and development and is consistent with the sector plan proposal for this area.

**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 uses are more appropriate adjacent to the I-140 right of way than residential uses.
3. Office use of these parcels is consistent with the sector plan.

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.

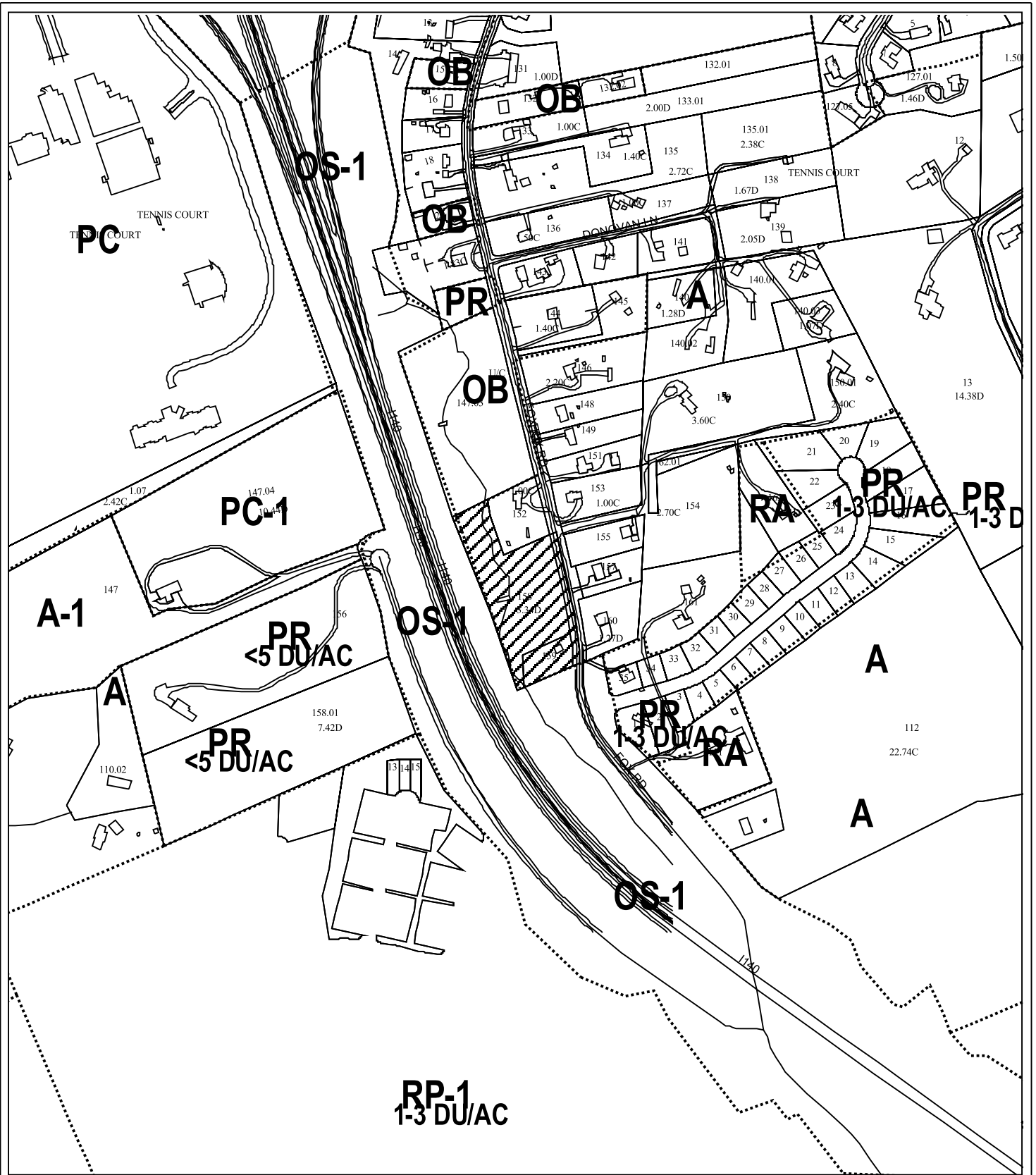
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan, as amended by the Fox Road Corridor Study, 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 4/28/2008. 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.



3-K-08-RZ  
REZONING

Petitioner: Southeastern Development Group, Inc.

Map No: 131

Jurisdiction: County



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

Original Print Date: 02/26/08 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902