

▶ **FILE #:** 6-A-10-RZ

AGENDA ITEM # 26

AGENDA DATE: 6/10/2010

▶ **APPLICANT:** DAVID F. FOSTER

OWNER(S): DAVID F. FOSTER

TAX ID NUMBER: 131 131

JURISDICTION: County Commission District 5

▶ **LOCATION:** East side Fox Rd., south of Capital Dr.

▶ **APPX. SIZE OF TRACT:** 1 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:** PC (Planned Commercial)

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

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Office

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

HISTORY OF ZONING: None noted for this site, but other properties in the area have been rezoned OB in recent years

SURROUNDING LAND USE AND ZONING: North: House / PC (Planned Commercial)
 South: Insurance office / OB (Office, Medical & Related Services)
 East: Vacant land / PC (Planned Commercial)
 West: Fox Rd. - House and day care facility / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, office and commercial uses under A, OB and PC zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning.**

OB zoning is an extension of zoning from the south and west, allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. A parcel to the west and numerous properties to the south are currently zoned OB.
3. The proposed OB zoning is consistent with the Southwest County Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. OB zoning provides areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices near residential neighborhoods.
2. Based on the above description, this site is appropriate for OB zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact to the street system will be minimal.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
4. The applicant wishes to place a business sign at the location, which is currently used as an office. The OB zoning will allow the sign to be permitted without the use on review required by the current PC zoning.

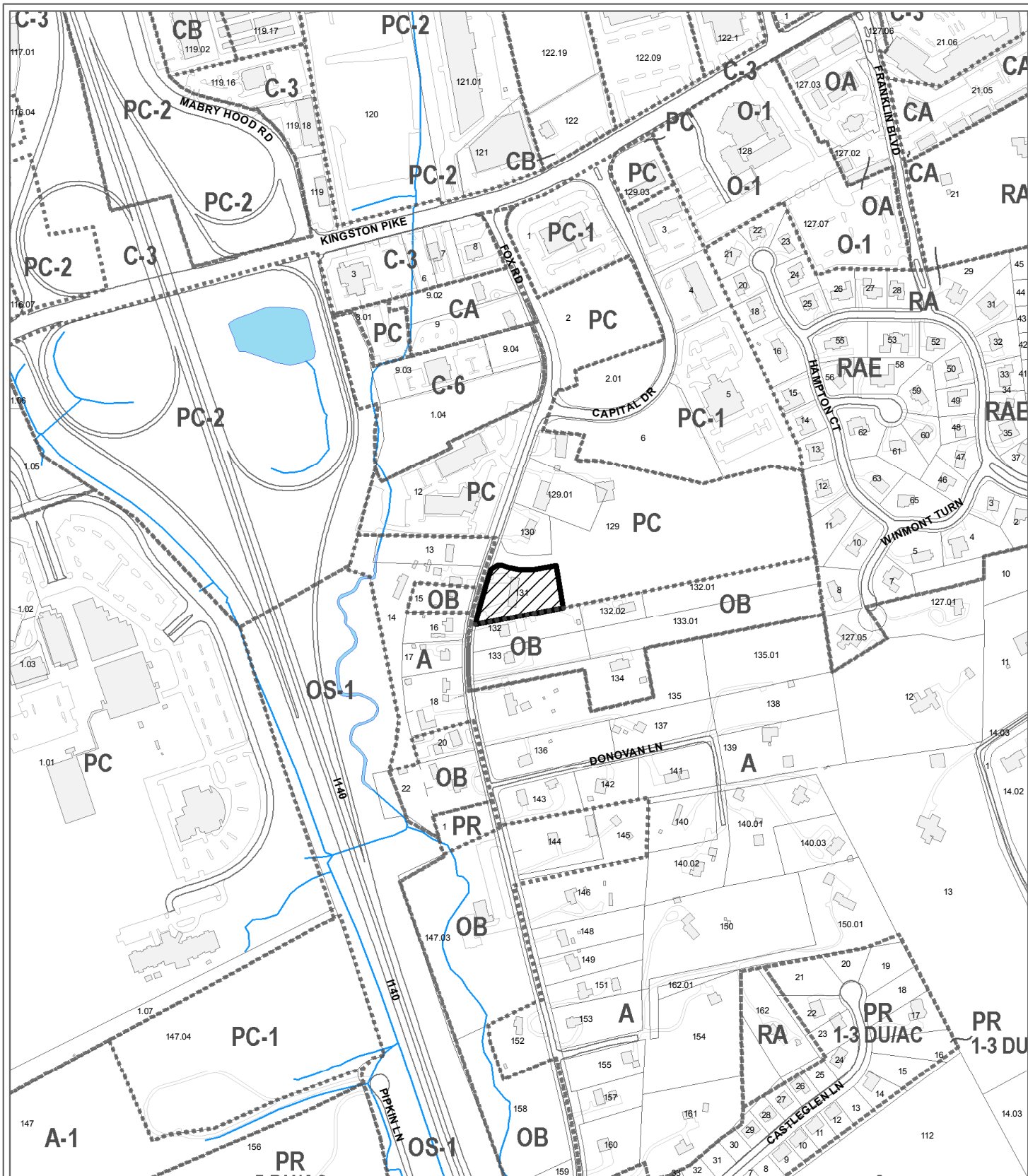
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes office uses for the site, consistent with the proposed OB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for OB zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for office uses in the area. However, this should not be construed to mean that rezoning of the larger PC-zoned tract to the north and east of this site would necessarily be supported for OB zoning by staff.

ESTIMATED TRAFFIC IMPACT: Not calculated.

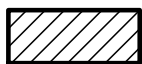
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/26/2010. 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-A-10-RZ
REZONING**

From: PC (Planned Commercial)
To: OB (Office, Medical, and Related Services)



Original Print Date: 5/20/2010
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Foster, David F.

Map No: 131
Jurisdiction: County

