

▶ **FILE #:** 9-D-11-RZ

**AGENDA ITEM #** 26

**AGENDA DATE:** 9/8/2011

▶ **APPLICANT:** ANNE FOLSOM SMITH

OWNER(S): Anne Folsom Smith

TAX ID NUMBER: 73 039, 03901

JURISDICTION: County Commission District 8

▶ **LOCATION:** **Northeast side Huckleberry Ln., southeast of Strawberry Plains Pike**

▶ **APPX. SIZE OF TRACT:** **4 acres**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Huckleberry Ln., a local street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

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

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

▶ **EXISTING LAND USE:** **Residence and vacant land**

▶ **PROPOSED USE:** **Mixed use multi-dwelling residential and/or professional offices**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Residences / A (Agricultural)

East: Vacant / A (Agricultural)

West: Huckleberry Ln. - Bank and vacant land / C-3 (General Commercial) and C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This site is located at the eastern edge of the commercial development that surrounds the Strawberry Plains Pike/I-40 interchange to the west. To the east and south of the site are residential uses.

**STAFF RECOMMENDATION:**

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

OB zoning is consistent with the sector plan designation for the property and is compatible with surrounding development and zoning.

**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. OB zoning at this location creates a logical transition area between the commercial development to the

north and west and the residential development to the south and east.

3. The proposed OB zoning is consistent with the East County Sector Plan proposal of MDR/O for the site. OB zoning allows both medium density residential and office development.

#### CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

The requested OB zoning district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The OB zoning district also allows residential development as permitted by the RB zoning district.

2. Based on the above description and intent, this property is appropriate to be rezoned to OB.

#### THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The impact to the streets and school system will depend on the type of development proposed.

3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes MDR/O (Medium Density Residential / Office) uses for the site, consistent with the proposed OB zoning. The MDR/O description in the sector plans specifically states that these uses provide a buffer to low density residential areas, particularly when located adjacent to a thoroughfare or as a transition between commercial uses and a neighborhood. The subject property clearly fits that description.

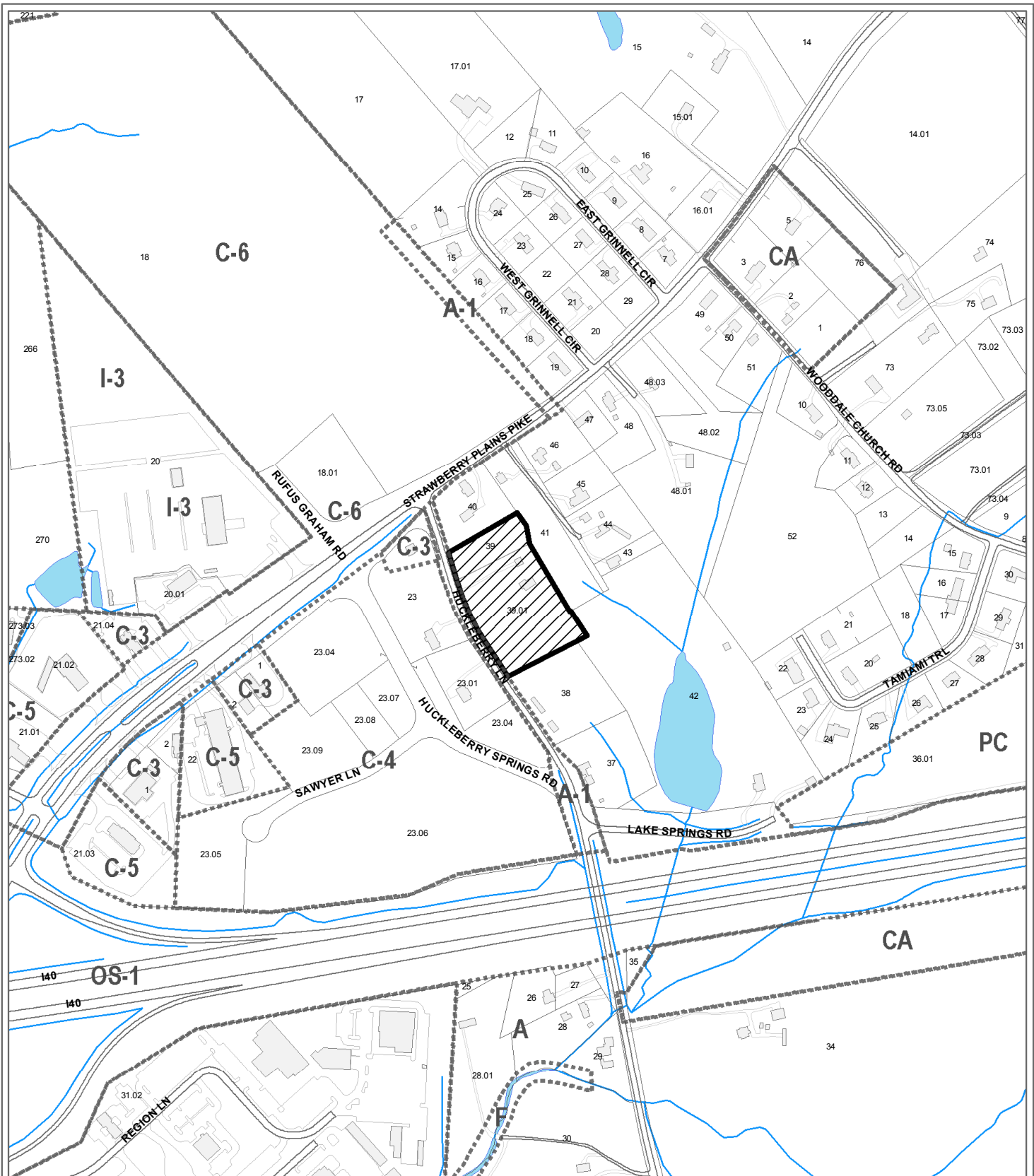
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request may lead to future requests for OB or other appropriate zoning districts on surrounding properties zoned A, which would be consistent with the sector plan proposal for MDR/O uses 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 10/24/2011. 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.



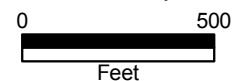
**9-D-11-RZ  
REZONING**

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



Petitioner: Smith, Anne Folsom

Map No: 73  
Jurisdiction: County



Original Print Date: 8/23/2011  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902