

▶ **FILE #:** 6-A-12-RZ

**AGENDA ITEM #:** 22

**AGENDA DATE:** 6/14/2012

▶ **APPLICANT:** **SAMUEL J. FURROW**

OWNER(S): Samuel J. Furrow

TAX ID NUMBER: 47 J A 005

JURISDICTION: County Commission District 7

▶ **LOCATION:** **Northeast side Thunder Ln., northwest of E. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **2.78 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Thunder Ln., a local street with 28' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District  
 Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** **CA (General Business)**

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Assisted living facility**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Warehousing, distribution / I (Industrial)

South: Vacant land / CA (General Business)

East: Vacant land and residential / A (Agricultural)

West: Thunder Ln. - Medical offices / I (Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with light industrial, commercial and office uses under various zones.

**STAFF RECOMMENDATION:**

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

OB zoning is consistent with the sector plan proposal for the area and will allow uses compatible with the surrounding land uses and zoning pattern.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.

2. OB is a less intense zone than the current CA zoning of this property and the adjacent I zoning. The large campus of Mercy Medical Center North to the west is zoned OB.
3. The proposed OB zoning is less intense than what could be allowed within this area proposed for commercial in the North County Sector Plan.
4. The rezoning of the site to OB is required for consideration of the proposed assisted living facility. The current CA zoning does not permit the proposed use.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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.
3. The proposed use of the site as an assisted living facility will require use on review approval of a site plan by MPC.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The impact to the streets and school system will depend on the type of development proposed. Thunder Ln. is sufficient to handle additional traffic that would be generated by uses permitted in the OB zoning district.
2. This proposed amendment of the zoning map will not adversely affect any other part of the County. For the proposed assisted living facility, a site plan must be approved by MPC as a use on review, which will minimize any direct or indirect adverse effects that may result from the change in zoning and development of the site.
3. The permitted uses in the OB zoning district are much less intense than those of the CA zone, so this zoning change would decrease the potential negative impact to adjacent properties.

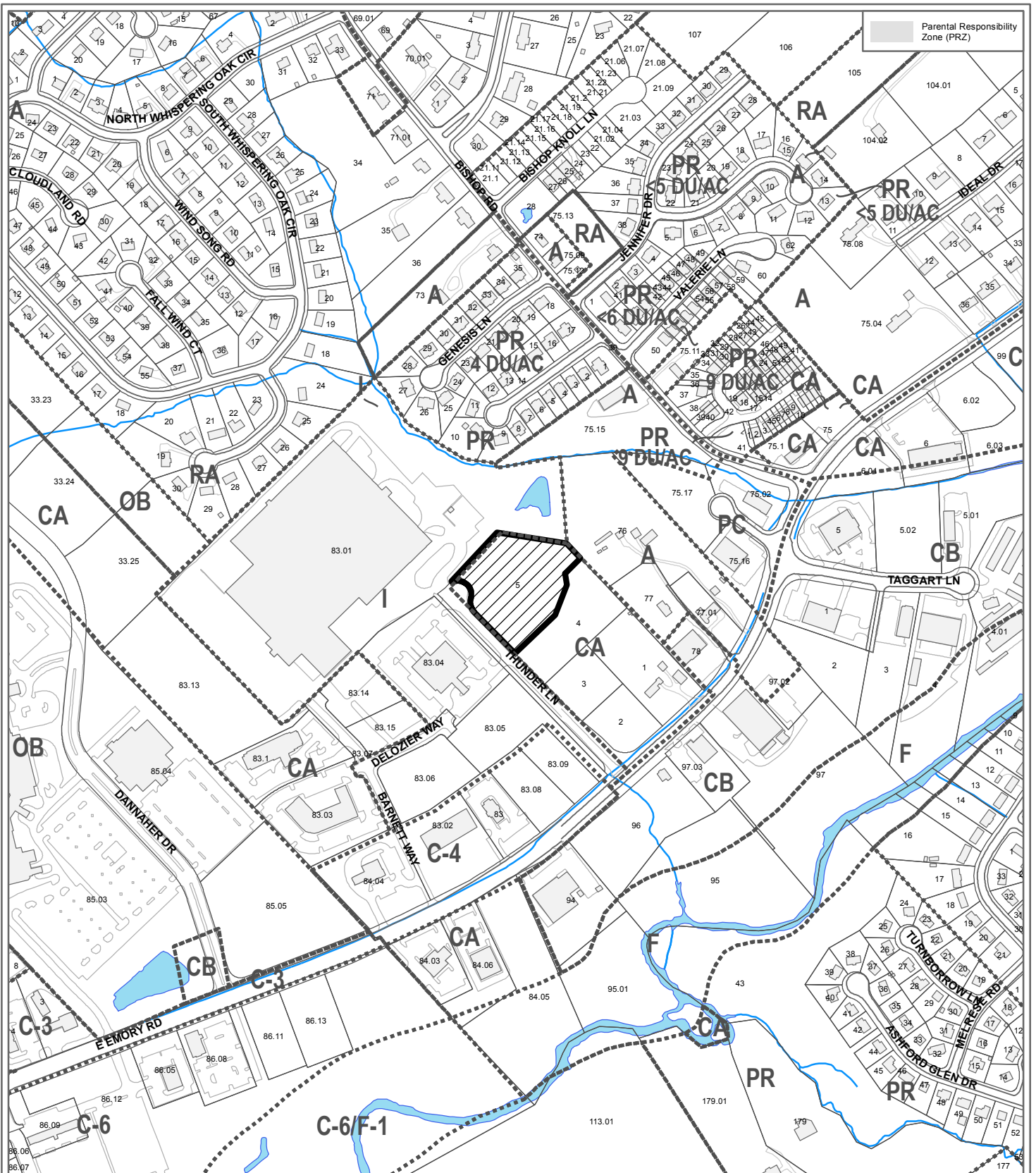
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan designates this site for commercial uses, which allows consideration of OB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2012. 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.



Parental Responsibility Zone (PRZ)

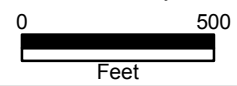
**6-A-12-RZ  
REZONING**

From: CA (General Business)  
To: OB (Office, Medical, and Related Services)



Petitioner: Furrow, Samuel J.

Map No: 47  
Jurisdiction: County



Original Print Date: 5/22/2012 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902