

▶ **FILE #:** 3-B-13-RZ

AGENDA ITEM #: 22

AGENDA DATE: 3/14/2013

▶ **APPLICANT:** TODD HOWARTH

OWNER(S): Todd Howarth

TAX ID NUMBER: 132 F D 014

JURISDICTION: County Commission District 3

▶ **LOCATION:** **Northeast side S. Peters Rd., northwest of Sony Ln.**

▶ **APPX. SIZE OF TRACT:** **15000 square feet**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Peters Rd. a minor collector street with 4 lanes and 55' of pavement width within 70' of right-of-way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** **RA (Low Density Residential)**

▶ **ZONING REQUESTED:** **OA (Office Park)**

▶ **EXISTING LAND USE:** **Office**

▶ **PROPOSED USE:** **Office**

EXTENSION OF ZONE: Yes, extension of OA from the south and east.

HISTORY OF ZONING: Other residential properties in the area have been rezoned OA for office use in recent years

SURROUNDING LAND USE AND ZONING: North: House / A (Agricultural)
 South: Office / OA (Office Park)
 East: Office / OA (Office Park)

West: S. Peters Rd. - Vacant parcel / OB (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This area on the east side of S. Peters Rd. is developed with residential or office uses, under OA, A and RA zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE OA (Office Park) zoning.**

OA zoning is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. There are several other similar, OA-zoned tracts in the immediate area, that were formerly residences and have been converted for office uses.

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. OA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed OA zoning is consistent with the Southwest County Sector Plan proposal for this site and the surrounding area.
3. Numerous residential properties in the surrounding area have been rezoned OA for conversion to office uses, including the abutting parcels to the south and east.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. OA zoning is compatible with surrounding residential areas and serves as a transitional area from residential to other less compatible land uses. It allows for various professional, business, medical, dental and governmental offices.
2. Based on the above description, this site is appropriate for OA zoning.

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 applicant intends to convert the existing residence on-site to an office.
2. The impact to the street system will be minimal. The site is located on S.Peters Rd., a minor arterial street with sufficient capacity to handle additional trips that would be generated by office use of this site.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available to serve the site.
5. No other area of the County will be impacted by this rezoning request.

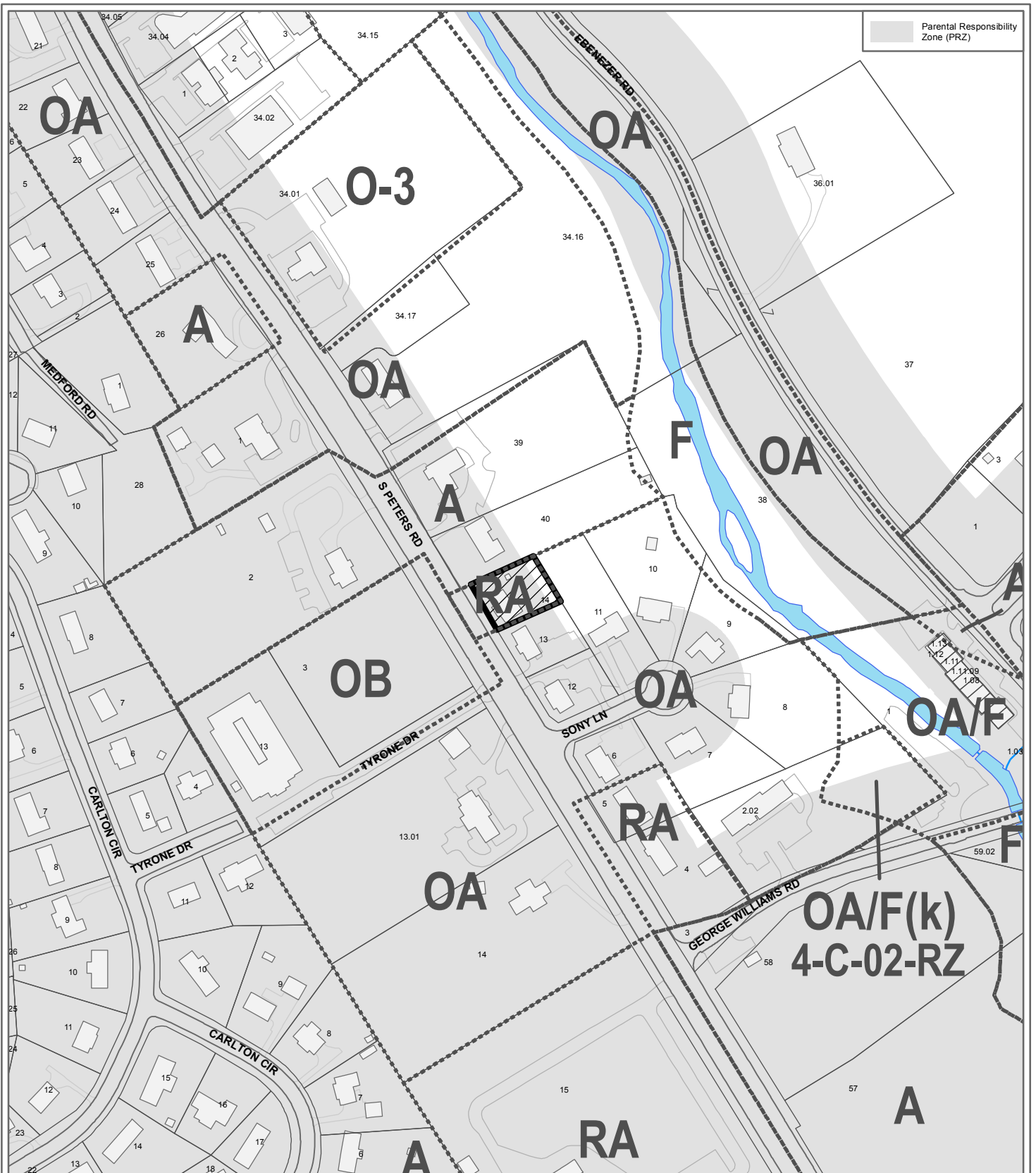
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan proposes office use for the site, consistent with the requested OA 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 OA zoning on surrounding properties zoned A and RA, which would be consistent with the sector plan proposal for office uses in the area.
4. The 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 4/29/2013. 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)

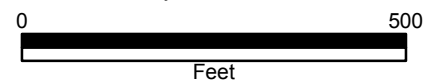
**3-B-13-RZ
REZONING**

From: RA (Low Density Residential)
To: OA (Office Park)



Petitioner: Howarth, Todd

Map No: 132
Jurisdiction: County



Original Print Date: 2/26/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902