

▶ **FILE #:** 3-B-15-RZ

AGENDA ITEM #: 28

AGENDA DATE: 3/12/2015

▶ **APPLICANT:** MARSHALL BRANTLEY FERRELL

OWNER(S): Marshall Brantley Ferrell

TAX ID NUMBER: 131 148

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 328 Fox Rd

▶ **LOCATION:** East side Fox Rd., south of Donovan Ln.

▶ **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 50' 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:** House and vacant land

▶ **PROPOSED USE:** Any use permitted in the OB zone

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

HISTORY OF ZONING: None noted for this site, but several other properties along this section have been rezoned OB over the years, consistent with the sector plan proposal.

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

South: House / A (Agricultural)

East: House and vacant land / A (Agricultural)

West: Fox Rd. - Dental offices / OB (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This site is located south of commercial development and zoning at Fox Rd. and Kingston Pike, in an area of residences that have been transitioning to office uses under OB zoning over the last 10-15 years.

STAFF RECOMMENDATION:

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

OB zoning is compatible with the scale and intensity of surrounding development and zoning and is consistent with the sector plan proposal for the site.

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. The proposed OB zoning is consistent with the Southwest County Sector Plan proposal for the site.
3. Several other properties along this section of Fox Rd. have been rezoned to OB in recent years, consistent with the sector plan proposal for the area.

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.

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 proposal, if approved, will allow the property to be redeveloped with office uses.
2. The impact to the street system will depend on the type of office development proposed, but should be minimal.
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.

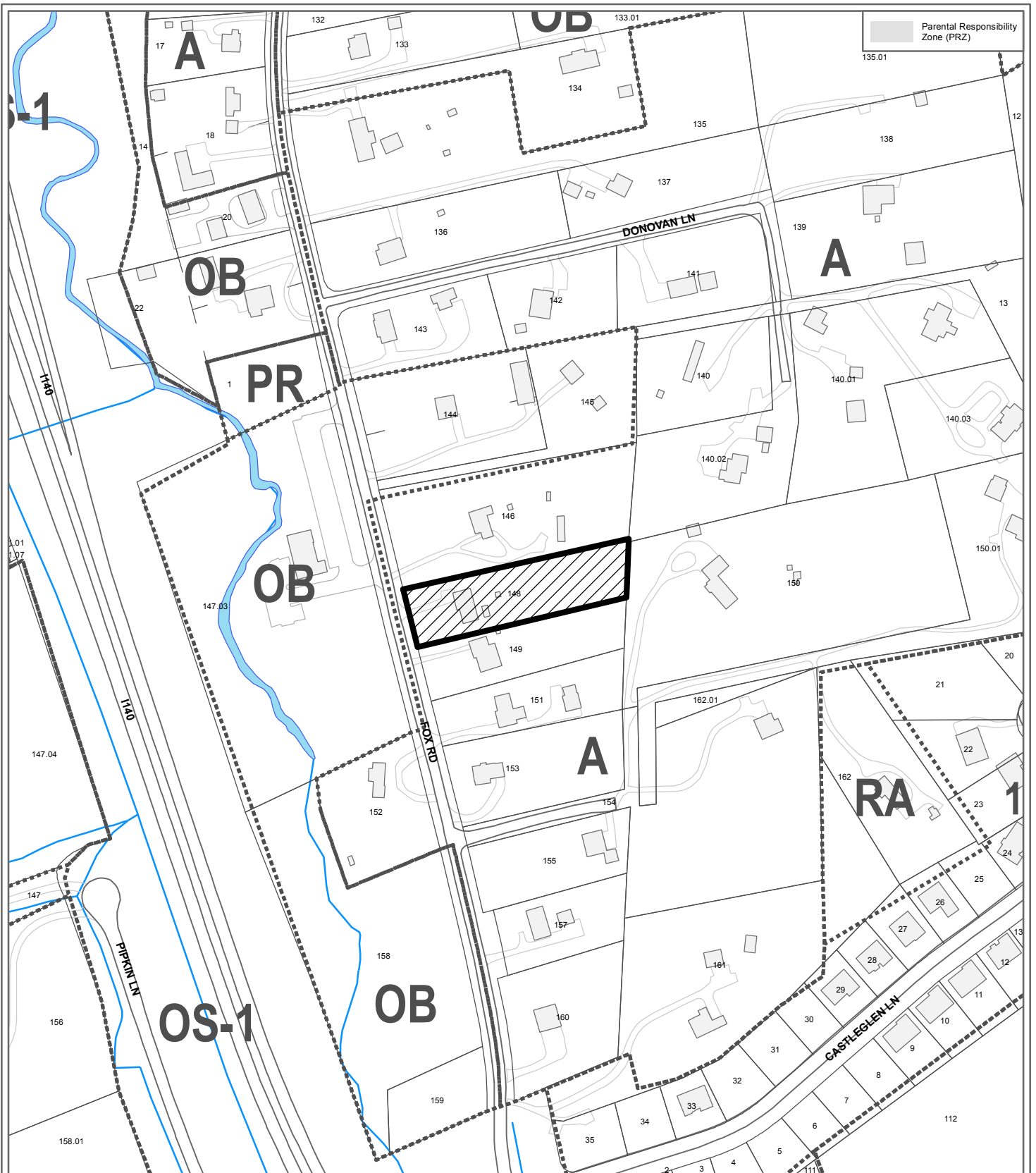
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan proposes office uses for the site, consistent with the requested 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.
4. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/27/2015. 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.



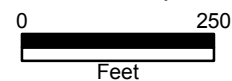
**3-B-15-RZ
REZONING**

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



Petitioner: Marshall Brantley Ferrell

Map No: 131
Jurisdiction: County



Original Print Date: 2/20/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902