

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-I-06-RZ                      **Related File Number:**  
**Application Filed:** 3/6/2006              **Date of Revision:**  
**Applicant:** CLAYTON A. AND VICKI H. KEARLEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Land Oak Rd., northwest of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 131 K B 023                      **Jurisdiction:** County  
**Size of Tract:** 1.04 acres  
**Accessibility:** Access is via Land Oak Rd., a local street with 18' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office                      **Density:**  
**Sector Plan:** Southwest County      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The intersection of Kingston Pike and Land Oak Rd. is developed with commercial and office uses under CA and OB zoning with residential uses to the north, zoned Agricultural.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 109 Land Oak Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of OB zoning from the south, east and west.  
**History of Zoning:** A sector plan amendment to office and rezoning to conditional OB was approved for the property across the street (parcel 12) in August 2005. (7-B-05-SP/7-K-05-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE OB (Office, Medical & Related Services) zoning.

**Staff Recomm. (Full):** OB is a logical extension of zoning from the south and east, is consistent with the sector plan and it will even up the zoning line with the recently rezoned property to the east across Land Oak Rd.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. OB zoning is compatible with other properties in the immediate area that are also zoned OB for office uses, including parcel 12 to the east across the street. Approval of this request would even up the zoning boundary line between the A and OB zoning, establishing a logical stopping point for non-residential development heading north and expanding the transition area between the commercial uses to the south and the residential uses to the north.
3. OB is a logical extension of commercial zoning from the south, east and west.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The recommended OB zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes office uses for the site, consistent with the proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for office zoning on other properties in the area further north on Land Oak Rd. However, any future non-residential requests to the north of this site would not be consistent with the sector plan proposal and would not likely be supported by MPC staff.

**MPC Action:** Approved

**MPC Meeting Date:** 4/13/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE OB (Office, Medical & Related Services)

**Date of MPC Approval:** 4/13/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 5/22/2006

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**