

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 5-C-04-SP                      **Related File Number:** 5-T-04-RZ  
**Application Filed:** 4/13/2004                      **Date of Revision:**  
**Applicant:** NEAL COOPER TRUSTEE  
**Owner:**

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  
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Knoxville, Tennessee 37902  
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#### PROPERTY INFORMATION

**General Location:** Southeast side Loop Rd., northeast side Concord Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 143 074                      **Jurisdiction:** County  
**Size of Tract:** 0.98 acres  
**Accessibility:** Access is via Loop Rd., a minor collector street with 20' of pavement within a 40' right-of-way, and Concord Rd., a major arterial street with 26' of pavement within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of an area of low density residential housing that has developed along this section of Concord Rd. within A and PR zoning.

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

**Street:** 501 Loop 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:**  
**Extension of Zone:** No  
**History of Zoning:** Property was withdrawn from commercial consideration in 2003. (4-B-03-SP/4-I-03-RZ)

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** O (Office)

## **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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY O (Office) designation

Staff Recomm. (Full):

Office use at this location is not appropriate because of traffic safety issues and the established residential development pattern. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed Office designation and OB zoning are not consistent with the surrounding, established residential pattern and would be an intrusion into the neighborhood.
2. The sector plan's current proposal for low density residential uses on the east side of Concord Rd. is appropriate and should not be changed for this site.
3. Allowing office uses at this site would bring additional traffic and more turning movements at this intersection.

THE EFFECTS OF THE PROPOSAL

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. However, the streets would be negatively impacted with additional traffic generated from an office use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan's proposal for low density residential uses is appropriate for this site. The Plan should not be amended to allow office development at this location.
2. This site is located within the Town of Farragut's Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Allowing office use of the subject property could lead to future requests for nonresidential uses on the east side of Concord Rd., promoting further intrusion into the existing neighborhood.

If approved, these items will be forwarded to Knox County Commission for final action on June 28, 2004. 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 Knox County.

MPC Action:

Denied

MPC Meeting Date: 5/13/2004

Details of MPC action:

Summary of MPC action:

DENY O (Office) designation

Date of MPC Approval:

Date of Denial: 5/13/2004

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**