

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-F-04-RZ                      **Related File Number:** 5-A-04-SP  
**Application Filed:** 4/7/2004                      **Date of Revision:**  
**Applicant:** TRAVIS LOOPE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Land Oak Rd., north of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 131 K C 012                      **Jurisdiction:** County  
**Size of Tract:** 1 acre  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office space                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 108 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:**  
**History of Zoning:**

### 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.): DENY OB (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): OB zoning would allow uses that are not compatible with the residential uses to the north and west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. An appropriate zoning pattern has been established in this area, with office uses to the south of the subject property serving as a transition between commercial uses on Kingston Pike and residential uses on Land Oak Rd. Extending the office uses further to the north into the established residential neighborhood would be an intrusion of incompatible uses and is not warranted at this time.  
2. A residence is located to the west, zoned Agricultural. It is not appropriate to place residential and non-residential uses directly facing each other.  
3. Office use of the subject property is not compatible with the scale and intensity of the adjacent residential neighborhood, which is zoned Agricultural.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are in place to serve the subject property.  
2. The proposal would have no impact on schools and minimal impact on streets.  
3. The proposal could have a negative impact on the adjacent residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The Southwest County Sector Plan proposes low density residential uses for the site. This designation should not be changed.  
2. The site is located within the Urban Growth Area of Knoxville by the Knoxville-Knox County-Farragut Growth Policy Plan.  
3. Approval of these requests could lead to future requests for non-residential sector plan and zoning designations on Land Oak Rd.

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 (Withdrawn) MPC Meeting Date: 5/13/2004

Details of MPC action: WITHDRAW the request.

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 5/13/2004 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:**