CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 7-K-05-RZ Related File Number: 7-B-05-SP

Application Filed: 6/16/2005 **Date of Revision:**

Applicant: TRAVIS L. LOOPE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast 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 uses Density:

Sector Plan: Southwest County Sector Plan Designation: LDR & Office

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 106 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Previous Requests: Applications for an office amendment and OB zoning were withdrawn in 2004. (5-A-04-SP/5-F-04-RZ)

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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. MPC staff recommended denial of these same requests in May of 2004. No conditions have changed in the area that would affect the recommendation, so staff is maintaining its original position on this matter.

- 2. 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.
- 3. A residence is located to the west, zoned Agricultural. It is not appropriate to place residential and non-residential uses directly facing each other.
- 4. Office use of the subject property is not compatible with the scale and intensity of the adjacent residential neighborhood to the north and west, 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 majority of 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., setting a precedent for further intrusion into the established residential neighborhood to the north. This is the kind of change that should not be considered unless a study of the entire neighborhood is done to determine the feasibility of allowing a transition to office or other non-residential uses.

residential uses.

MPC Action: Approved MPC Meeting Date: 7/14/2005

Details of MPC action: APPROVE OB (Office, Medical & Related Services) zoning.

Summary of MPC action: Approve OB (Office, Medical, and Related Services)

Date of MPC Approval: 7/14/2005 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: 8/22/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved as Modified Disposition of Case, Second Reading:

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If "Other":	If "Other

Amendments: Amendments:

Approved OB subject to condition to retain living barrier between Loope and Barrs Property.

Date of Legislative Appeal: Effective Date of Ordinance:

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