

# 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

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Knoxville, Tennessee 37902  
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**File Number:** 9-O-01-RZ                      **Related File Number:**  
**Application Filed:** 8/27/2001              **Date of Revision:**  
**Applicant:** LANDAIR SURVEYING, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side of Farlow Dr., south of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 143 B D 003                      **Jurisdiction:** County  
**Size of Tract:** 0.56 acre  
**Accessibility:** Access is via Farlow Dr., a local street with 18' of pavement width and 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Uses permitted under CA. Owner wishes to sell lot.                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Commercial and Office  
**Growth Policy Plan:** Urban Growth Area (Farragut)  
**Neighborhood Context:** This area has been developed with commercial uses under CA zoning along Kingston Pike and residential uses under RA and RAE zoning to the south of this site along Farlow Dr.

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

**Street:** 109 Farlow Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes. Extension of CA from the north and west.  
**History of Zoning:** None noted.

### 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). (Applicant requested CA.)  
**Staff Recomm. (Full):** OB zoning will establish a logical transition between the commercial to the north and the residential to the south.  
**Comments:** The Southwest County Sector Plan proposes commercial use for the northernmost 100' of this site and office use for the remaining 50'.  
 OB zoning will permit uses that will be compatible with the adjacent residential uses, as well as commercial development. CA zoning would not be appropriate directly adjacent to the single family house to the south.  
**MPC Action:** Approved                                      **MPC Meeting Date:** 9/13/2001  
**Details of MPC action:**  
**Summary of MPC action:** APPROVE OB (Office, Medical & Related Services)  
**Date of MPC Approval:** 9/13/2001                      **Date of Denial:**                      **Postponements:**  
**Date of Withdrawal:**                                      **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** County Commission  
**Date of Legislative Action:** 10/22/2001                      **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:**