

▶ **FILE #:** 4-I-06-RZ

AGENDA ITEM #: 65

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** CLAYTON A. AND VICKI H. KEARLEY

OWNER(S): CLAYTON A. AND VICKI H. KEARLEY

TAX ID NUMBER: 131 K B 023

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southwest side Land Oak Rd., northwest of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 1.04 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Land Oak Rd., a local street with 18' of pavement width within 50' of right of way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Office

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)

SURROUNDING LAND USE AND ZONING: North: Residence / A (Agricultural)

South: Office / OB (Office, Medical & Related Services)

East: Residence-office / OB (Office, Medical & Related Services) (k)

West: Child daycare facility / OB (Office, Medical & Related Services)

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.

STAFF RECOMMENDATION:

▶ **APPROVE OB (Office, Medical & Related Services) zoning.**

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.

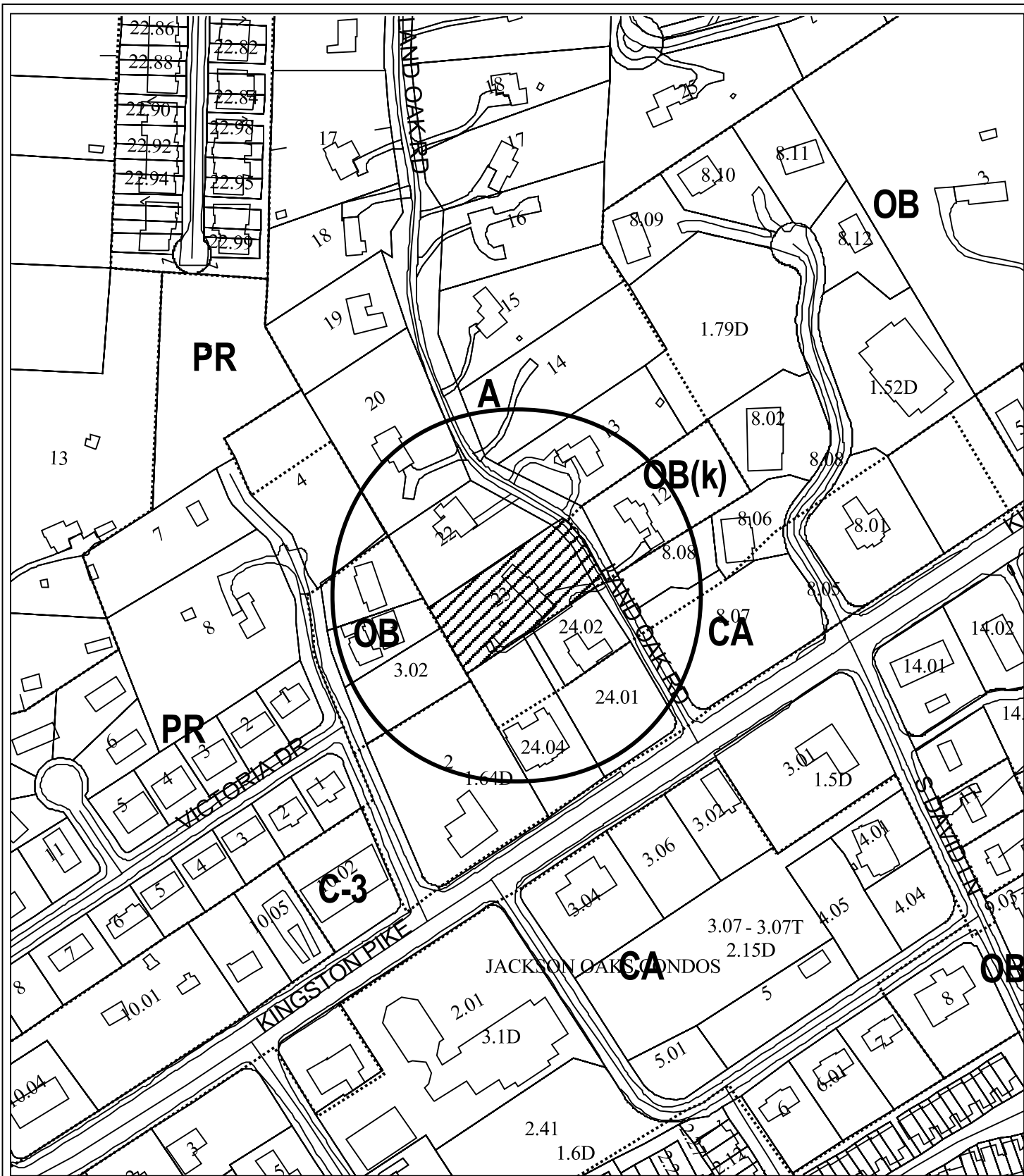
THE EFFECTS OF THE PROPOSAL

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.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. 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 the County.



**4-I-06-RZ
REZONING**

Petitioner: Clayton A and Vicki H. Kearley

Map No: 131

Jurisdiction: County



From: A (Agricultural)

To: OB (Office, Medical, and related services)

Original Print Date: 03/23/06 Revised: 03/29/06

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

