

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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File Number: 1-J-06-RZ **Related File Number:** 1-A-06-SP
Application Filed: 12/1/2005 **Date of Revision:**
Applicant: AMY BIRDWELL
Owner:

PROPERTY INFORMATION

General Location: Northeast side S. Peters Rd., northwest of Cedarbrook Ln.
Other Parcel Info.:
Tax ID Number: 132 L A 021 **Jurisdiction:** County
Size of Tract: 0.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Tutoring center **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 624 S Peters 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.): APPROVE OA (Office Park) zoning. (Applicant requested OB.)

Staff Recomm. (Full): OA zoning is preferred over OB because it is more restrictive in allowed uses, but still allows the applicant's proposed use. OA is more compatible with residential uses than the requested OB zoning.

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. The site has its only access from S. Peters Rd., which is a minor arterial street. Therefore, there is no traffic impact on surrounding residential areas.
3. Office use of this site is similar in intensity to surrounding development in the area, which includes an apartment complex and other office uses. There are office uses along S. Peters Rd. and Ebenezer Rd. to the north and south, zoned OA, OB, O-1 and O-3.
4. OA zoning requires setback areas to be landscaped with live vegetation of a nature normally found in residential areas.

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 no impact on schools and a minimal impact on the street system.
3. The recommended OA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. The applicant proposes to use the existing residential structure for the proposed use. The site is too small to be developed with a large scale office use which could be more disruptive to adjacent residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment of the Southwest County Sector Plan to office for this site, OA zoning is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for office uses in the immediate area.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: APPROVE OA (Office Park)

Date of MPC Approval: 1/12/2006

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: 2/27/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: