

# 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:** 11-C-08-RZ

**Related File Number:**

**Application Filed:** 9/17/2008

**Date of Revision:**

**Applicant:** JOHN THOMAS

### PROPERTY INFORMATION

**General Location:** East and west sides of Sherrod Rd from intersection with Millers Ave, and south and east to 2676 Sherrod,  
**Other Parcel Info.:** 109AH019, 109AH008, 109AH017, 109AG001, 109AG028, 109AG043, 109AJ001-4, 109AJ007-109AJ019  
**Tax ID Number:** 109 A J 001-004, 007-019, OTHER: 109AH008, 016, 017      **Jurisdiction:** City  
**Size of Tract:** 13 acres  
**Accessibility:** Access is via Sherrod Rd., a two lane, local street with 15' to 18' of pavement within a 40 right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing      **Density:**  
**Sector Plan:** South City      **Sector Plan Designation:** LDR, MDR & SLPA  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** These properties are within an established residential neighborhood that has developed under R-1, R-1A, R-2 and R-3 zones

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

**Street:** 2205 Sherrod Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential); R-1A (Low Density Residential); R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** R-1/NC-1 (Neighborhood Conservation Overlay); R-1A/NC-1 (Neighborhood Conservation Overlay), & R-2/NC-1 and Design Guidelines  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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: Ann Bennett/Ken Pruitt

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE R-1/NC-1 (Low Density Residential) / (Neighborhood Conservation Overlay) and DESIGN GUIDELINES for these properties.

Staff Recomm. (Full): Gobbler's Knob/Sherrod Road is a distinctive area in South Knoxville, made significant by its topography and blend of architecture that ranges in age from the late 19th through the mid-20th century. Construction materials include a unique use of Permastone as wall cladding, the result of the location of Knoxville's Permastone factory directly north of the street.

Comments: Property owners and residents of Millers and Sherrod Roads have been working with MPC staff to develop the boundaries and Design Guidelines that will apply in this Neighborhood Conservation Overlay district. The Knoxville Historic Zoning Commission reviewed and approved the designation on October 16, 2008, following a public meeting with them on October 14, 2008.

MPC Action: Approved MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: R-1/NC-1 (Low Density Residential) / (Neighborhood Conservation Overlay), R-1A/NC-1 (Low Density Residential)/(Neighborhood Conservation Overlay), R-2/NC-1 (General Residential)/ Neighborhood Conservation Overlay) and Design Guidelines

Date of MPC Approval: 11/13/2008 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/16/2008 Date of Legislative Action, Second Reading: 12/30/2008

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: