CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 3-B-06-SP Related File Number: 3-I-06-RZ

Application Filed: 2/1/2006 Date of Revision:

Applicant: CLYDE AND JEWELL SHEPPARD

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side S. Peters Rd., northwest side Cedarbrook Ln.

Other Parcel Info.:

Tax ID Number: 132 L A 020 Jurisdiction: County

Size of Tract: 0.5 acre

Access is via S. Peters Rd., a minor arterial street with 4 lanes and a center turning lane within 70' of

right of way, or Cedarbrook Ln., a local street with 24' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Any use permitted in the OA zone Density:

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with medium and low density residential uses under A, RA and PR

zoning. There are office uses along S. Peters Rd. and Ebenezer Rd. to the north and south, zoned OA,

OB, O-1 and O-3.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: OA (Office Park)

Previous Requests: MPC approved O and OA on property to north on 1/12/06 (1-J-06-RZ/1-A-06-SP).

Extension of Zone: Yes, extension of Office designation and OA zoning from the northwest.

History of Zoning: None for this property. MPC approved Office designation and OA zoning for property to the northwest

on 1/12/06 (1-A-06-SP/1-J-06-RZ). Knox County Commission approved the requests on 2/27/06.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

1/31/2007 12:39 PM Page 1 of 2

Requested Plan Category: O (Office)

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 O (Office) sector plan designation.

Staff Recomm. (Full): Office uses are appropriate for properties fronting on S. Peters Rd., which is a four-lane minor arterial

street with a center turning lane. The property is across the street from a large apartment complex,

which is of similar intensity to office uses.

Comments:

MPC Action: Approved MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 3/9/2006 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: 4/17/2006 **Date of Legislative Action, Second Reading:**

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:39 PM Page 2 of 2