

# 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:**

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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#### 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  
**Accessibility:** 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)

