

# 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:** 3-I-06-RZ                      **Related File Number:** 3-B-06-SP  
**Application Filed:** 2/1/2006                      **Date of Revision:**  
**Applicant:** CLYDE AND JEWELL SHEPPARD  
**Owner:**

### 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:**

### 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:**

### 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:**  
**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.

Staff Recomm. (Full): OA is an extension of the recently approved OA zoning to the northwest and is compatible with surrounding development and 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 is located at the intersection of Cedarbrook Ln. and S. Peters Rd., which is a minor arterial street. Therefore, there is minimal 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. OA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
- 4. The applicant is likely to use the existing residential structure for the office 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. Staff would anticipate that there will be future requests for office plan designations and zoning on the other properties along Cedarbrook Ln.

MPC Action: Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action: APPROVE OA (Office Park)

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

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**