

# 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:** 4-C-08-RZ                      **Related File Number:**  
**Application Filed:** 2/18/2008              **Date of Revision:**  
**Applicant:** JAMES D. LYLE AND LINDA B. LYLE

### PROPERTY INFORMATION

**General Location:** Southeast end Sony Ln., northeast of S. Peters Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 F D 008                      **Jurisdiction:** County  
**Size of Tract:** 1 acres  
**Accessibility:** Access is via Sony Ln., a local street with 25' of pavement width within 50' of right of way. The short cul-de-sac street accesses S. Peters Rd., a 5 lane minor arterial street within 90' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in OA zoning                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Office, SLPA and STPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This short cul-de-sac street, which accesses S. Peters Rd., is transitioning from residential to office uses, under OA zoning.

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

**Street:** 8900 Sony Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential) and RA/F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** OA (Office Park) and OA/F (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of zoning from the north and south  
**History of Zoning:** None noted for this site

### 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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE OA (Office Park) and OA/F (Floodway) zoning.

**Staff Recomm. (Full):** OA and OA/F zoning for this site is an extension of zoning from the north and south, is consistent with the sector plan and is compatible with surrounding development.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. OA zoning allows uses that are compatible with the scale and intensity of the surrounding land uses and zoning pattern. There are several formerly residential properties on this cul-de-sac street, as well as fronting on S. Peters Rd. in this area, that have been rezoned for office use, as proposed by the sector plan.  
2. OA is an extension of zoning from the north and south.  
3. OA zoning is consistent with the sector plan proposal for the site.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. The impact on the street system should be minimal.
3. OA zoning is compatible with surrounding development and zoning and the impact on adjacent properties should be minimal.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes office uses, with slope and stream protection, for this site, consistent with the proposal.
2. The 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 rezoning requests for office uses in the area, consistent with the sector plan proposal for the area.

**MPC Action:** Approved

**MPC Meeting Date:** 4/10/2008

**Details of MPC action:**

**Summary of MPC action:** APPROVE OA (Office Park) and OA/F (Floodway) zoning.

**Date of MPC Approval:** 4/10/2008

**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:** 5/27/2008

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**