

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-A-02-SP **Related File Number:** 5-G-02-RZ
Application Filed: 4/10/2002 **Date of Revision:**
Applicant: WILLIAM JONES
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side S. Peters Rd., north of Linksvue Dr.
Other Parcel Info.:
Tax ID Number: 132 092 (PART) OTHER: (SURVEY ON FILE.) **Jurisdiction:** County
Size of Tract: 2.06 acres
Accessibility: Access is via Ebenezer Rd., a five lane, minor arterial street with a 100' right-of-way in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Business/Medical office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This undeveloped site is adjacent to a single family residence and across from townhouse development that has developed under PR zoning. The area to the west is a large sink hole that is subject to flooding during heavy rains.

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

Street: 807 S Peters Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning: A (Agricultural) and F (Floodway)
Requested Zoning: OB (Office, Medical, and Related Services) and F (Floodway)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this site, but other property in the area has been zoned OB and PR.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and SP (Stream Protection)

Requested Plan Category: O (Office) and SP (Stream Protection)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O Office sector plan amendment

Staff Recomm. (Full): Office designation of this property would be compatible with the adjacent residence and permit a suitable use for this site, which has been impacted by the Ebenezer Rd. improvements and the abutting railroad right-of-way. The sector plan proposes low density residential use for this site.

Comments: Office use of this site should not lead to increased demand for non residential uses in the area because of the established development to the east and south, as well as the environmental constraints to the west and north.

MPC Action: Approved **MPC Meeting Date:** 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 5/9/2002 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 6/24/2002 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: