

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

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:** 5-D-17-SP

**Related File Number:** 5-D-17-RZ

**Application Filed:** 3/24/2017

**Date of Revision:**

**Applicant:** THOMAS BROOKS

## PROPERTY INFORMATION

**General Location:** West side S. Peters Rd., south of Kingston Pike

**Other Parcel Info.:**

**Tax ID Number:** 132 C A 017

**Jurisdiction:** County

**Size of Tract:** 14284 square feet

**Accessibility:** Access is via S. Peters Rd., a minor arterial street with 4 lanes and a center turning lane within 80' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence

**Surrounding Land Use:**

**Proposed Use:** Residence

**Density:**

**Sector Plan:** Southwest County **Sector Plan Designation:** Office

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:** This area is developed with residences and offices along S. Peters Rd., zoned OA, PC and RAE.

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

**Street:** 209 S Peters Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** OA (Office Park)

**Former Zoning:**

**Requested Zoning:** RAE (Exclusive Residential)

**Previous Requests:** None noted

**Extension of Zone:** Yes, extension of LDR from the west

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)

**Requested Plan Category:** LDR (Low Density Residential)

**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.):** ADOPT RESOLUTION #5-D-17-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

**Staff Recomm. (Full):** The subject property is current developed with a residence, consistent with the requested RAE zoning. Office or residential uses are appropriate at this location. Many of the OA zoned parcels in the area are currently used for residential purposes. The property to the south is zoned RAE, despite being designated for office uses.

**Comments:** SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to this section of N. Peters Rd., but the requested plan designation and zoning are less intense than the current ones, so no additional traffic will be generated. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes office uses for the site, consistent with the current OA zoning. The request to allow low density residential uses is also appropriate for this property.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Properties all along S. Peters Rd. have been approved for either office or low density residential uses. This proposal continues that trend.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Office and low density residential uses have both been acceptable uses for this section of S. Peters Rd. This proposal is consistent with that trend.

**Action:** Approved

**Meeting Date:** 5/11/2017

**Details of Action:**

**Summary of Action:** Adopt Resolution #5-D-17-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the amendment.

**Date of Approval:** 5/11/2017

**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:** 6/26/2017

**Date of Legislative Action, Second Reading:** 8/28/2017

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Postponed

**Disposition of Case, Second Reading:** Denied  
(Withdrawn)

**If "Other":** Postponed 6-26, 7-24

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**