

# 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:** 5-G-02-RZ                      **Related File Number:** 5-A-02-SP  
**Application Filed:** 4/9/2002                      **Date of Revision:**  
**Applicant:** WILLIAM JONES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side S. Peters Rd., north of Linksvue Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 92 (PART) OTHER: (SURVEY ON FILE.)                      **Jurisdiction:** County  
**Size of Tract:** 2.06 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Medical office                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

### 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:**  
**Requested Zoning:** OB (Office, Medical, and Related Services) and F (Floodway)  
**Previous Requests:** None noted  
**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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE OA (Office Park) zoning based on the sector plan amendment. Applicant requested OB (Office Medical and Related Services) zoning.

Staff Recomm. (Full): OA zoning permits limited office uses compatible with nearby established residential uses, the site's environmental constraints and the abutting five lane arterial street and railroad right-of-way.

Comments: Low density residential development of this small site is not desirable because of abutting adverse uses, including the widened Ebenezer Rd. and a railroad right-of-way. However, a small office development on this two-acre tract would have low impact on adjacent uses. The Knox County Department of Engineering and Public Works reports that part of the site is identified as a flood hazard area which will call for additional requirements for development. Street access will need to be located at the south end of the site to provide adequate sight distance.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE OA (Office Park) and F (Floodway)

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: