CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-D-17-RZ Related File Number:

Application Filed: 4/24/2017 Date of Revision:

Applicant: MARY JANE SHARP



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southwest side S. Peters Rd., southeast of Kingston Pike

Other Parcel Info.:

Tax ID Number: 132 C A 026 Jurisdiction: County

Size of Tract: 0.34 acres

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

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Office Density:

Sector Plan: Southwest County Sector Plan Designation: O

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

Neighborhood Context: This area on the west side of S. Peters Rd. is developed with residential or office uses, under A. RA,

OA and OB zoning.

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

Street: 245 S Peters Rd

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: None noted

Extension of Zone: Yes, extension of OA zoning from the north and south

History of Zoning: Other residential properties in the area have been rezoned OA for office use in recent years

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

8/31/2017 12:16 PM Page 1 of 3

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.): RECOMMEND that County Commission APPROVE OA (Office Park) zoning.

Staff Recomm. (Full): OA zoning is consistent with the sector plan designation and will allow uses compatible with the

surrounding land uses and zoning pattern. There are several other similar, OA-zoned tracts in the

immediate area that were formerly residences and have been converted for office uses.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. OA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
- 2. The proposed OA zoning is consistent with the Southwest County Sector Plan proposal for this site and the surrounding area.
- 3. Numerous residential properties in the surrounding area have been rezoned OA for conversion to office uses, including the abutting parcels to the north and south.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. OA zoning is compatible with surrounding residential areas and serves as a transitional area from residential to other less compatible land uses. It allows for various professional, business, medical, dental and governmental offices.
- 2. Based on the above description, this site is appropriate for OA zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. The applicant intends to convert the existing residence on-site to an office.
- 2. The impact to the street system will be minimal. The site is located on S. Peters Rd., a minor arterial street with sufficient capacity to handle additional trips that would be generated by office use of this site.
- 3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effect to any other part of the County.
- 4. Public water and sewer utilities are available to serve the site.
- 5. No other area of the County will be impacted by this rezoning request.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The Southwest County Sector Plan proposes office use for the site, consistent with the requested OA zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future requests for OA zoning on surrounding properties zoned A and RA, which would be consistent with the sector plan proposal for office uses in the area.
- 4. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved Meeting Date: 6/8/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve OA (Office Park) zoning.

8/31/2017 12:16 PM Page 2 of 3

Date of Approval:	6/8/2017	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:	7/24/2017	Date of Legislative Acti	on, Second Reading:	
Ordinance Number:		Other Ordinance Numb	er References:	

Disposition of Case, Second Reading:

If "Other":

Approved

Disposition of Case:

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

8/31/2017 12:16 PM Page 3 of 3