

# 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:** 8-B-08-RZ                      **Related File Number:**  
**Application Filed:** 6/19/2008              **Date of Revision:**  
**Applicant:** HS DEVELOPMENT CO., LLC

### PROPERTY INFORMATION

**General Location:** Southeast side Sony Ln., northeast of S. Peters Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 F D 007                      **Jurisdiction:** County  
**Size of Tract:** 26500 square feet  
**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:** Business office                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Office  
**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:** 8904 Sony Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** OA (Office Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this property, but other property in the area has been rezoned to OA in recent years.

### 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) zoning.

Staff Recomm. (Full): OA zoning for this site is an extension of zoning from all directions, 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 adjacent properties.  
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 some slope 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: 8/14/2008

Details of MPC action:

Summary of MPC action: APPROVE OA (Office Park)

Date of MPC Approval: 8/14/2008 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: 9/22/2008 Date of Legislative Action, Second Reading: 10/27/2008

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: