

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

File Number: 9-J-03-RZ **Related File Number:** 9-D-03-SP
Application Filed: 8/11/2003 **Date of Revision:**
Applicant: DAVID GERWELS
Owner:

Suite 403 • City County Building
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Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: West side S. Peters Rd., northwest of Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 132 091 **Jurisdiction:** County
Size of Tract: 3.07 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and art gallery
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR and Stream Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 717 S Peters Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / F (Floodway)
Former Zoning:
Requested Zoning: OA (Office Park) / 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE OA (Office Park) / F (Floodway) zoning.

Staff Recomm. (Full): OA zoning will allow uses similar in impact to nearby medium density residential and business development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The property is located near apartments to the north and a business and condominiums to the east. Office use of this site is compatible with surrounding development.
2. A large floodway to the north and west of the site will remain undeveloped and zoned F (Floodway), which will separate the office use from the single family uses to the northwest, behind the apartment development on Peters Rd. The only single family development directly adjacent to this site is to the south and is on a large lot, with the dwelling constructed about 90 feet from the subject property.
3. The property to the east, across S. Peters Rd., is zoned OB, and is developed with a now closed veterinary clinic. OB is an office zone that allows a wider variety of uses and has less restrictive development standards than the OA zone.

THE EFFECTS OF THE PROPOSAL

- 1. No additional demand will be placed on schools. S. Peters Rd. has adequate capacity to handle any additional trips generated by office use of the site.
2. Public water and sewer utilities are available to serve the site.
3. The effect on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended sector plan amendment to office, the proposal is consistent with the Southwest County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This proposal could lead to similar requests on properties south of this site, on the west side of S. Peters Rd./Ebenezer Rd.

MPC Action: Approved

MPC Meeting Date: 9/11/2003

Details of MPC action:

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

Date of MPC Approval: 9/11/2003

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: 10/27/2003

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: