



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 3-I-06-RZ  
3-B-06-SP

**AGENDA ITEM #:** 66  
**AGENDA DATE:** 3/9/2006

▶ **APPLICANT:** CLYDE AND JEWELL SHEPPARD  
**OWNER(S):** SHEPPARD CLYDE F & JEWELL M

**TAX ID NUMBER:** 132 L A 020  
**JURISDICTION:** Commission District 5

▶ **LOCATION:** Northeast side S. Peters Rd., northwest side Cedarbrook Ln.

▶ **TRACT INFORMATION:** 0.5 acre.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via S. Peters Rd., a minor arterial street with 4 lanes and a center turning lane within 70' of right of way, or Cedarbrook Ln., a local street with 24' of pavement width within 45' of right of way.

**UTILITIES:** Water Source: First Knox Utility District  
Sewer Source: First Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OA (Office Park)

▶ **EXISTING LAND USE:** Single family dwelling

▶ **PROPOSED USE:** Any use permitted in the OA zone

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of Office designation and OA zoning from the northwest.

**HISTORY OF ZONING REQUESTS:** None for this property. MPC approved Office designation and OA zoning for property to the northwest on 1/12/06 (1-A-06-SP/1-J-06-RZ). Knox County Commission approved the requests on 2/27/06.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Dwelling / O / OA (Office Park)  
South: Cedarbrook Ln. - Vacant land / LDR & STPA / A (Agricultural)  
East: Dwelling / LDR / A (Agricultural)  
West: S. Peters Rd. - Apartment complex / MDR / PR (Planned Residential)

**NEIGHBORHOOD CONTEXT:** This area has been developed with medium and low density residential uses under A, RA and PR zoning. There are office uses along S. Peters Rd. and Ebenezer Rd. to the north and south, zoned OA, OB, O-1 and O-3.

**STAFF RECOMMENDATION:**

▶ **APPROVE O (Office) sector plan designation.**

Office uses are appropriate for properties fronting on S. Peters Rd., which is a four-lane minor arterial street

with a center turning lane. The property is across the street from a large apartment complex, which is of similar intensity to office uses.

► **APPROVE OA (Office Park) zoning.**

OA is an extension of the recently approved OA zoning to the northwest and is compatible with surrounding development and zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The site is located at the intersection of Cedarbrook Ln. and S. Peters Rd., which is a minor arterial street. Therefore, there is minimal traffic impact on surrounding residential areas.
3. Office use of this site is similar in intensity to surrounding development in the area, which includes an apartment complex and other office uses. There are office uses along S. Peters Rd. and Ebenezer Rd. to the north and south, zoned OA, OB, O-1 and O-3.
4. OA zoning requires setback areas to be landscaped with live vegetation of a nature normally found in residential areas.

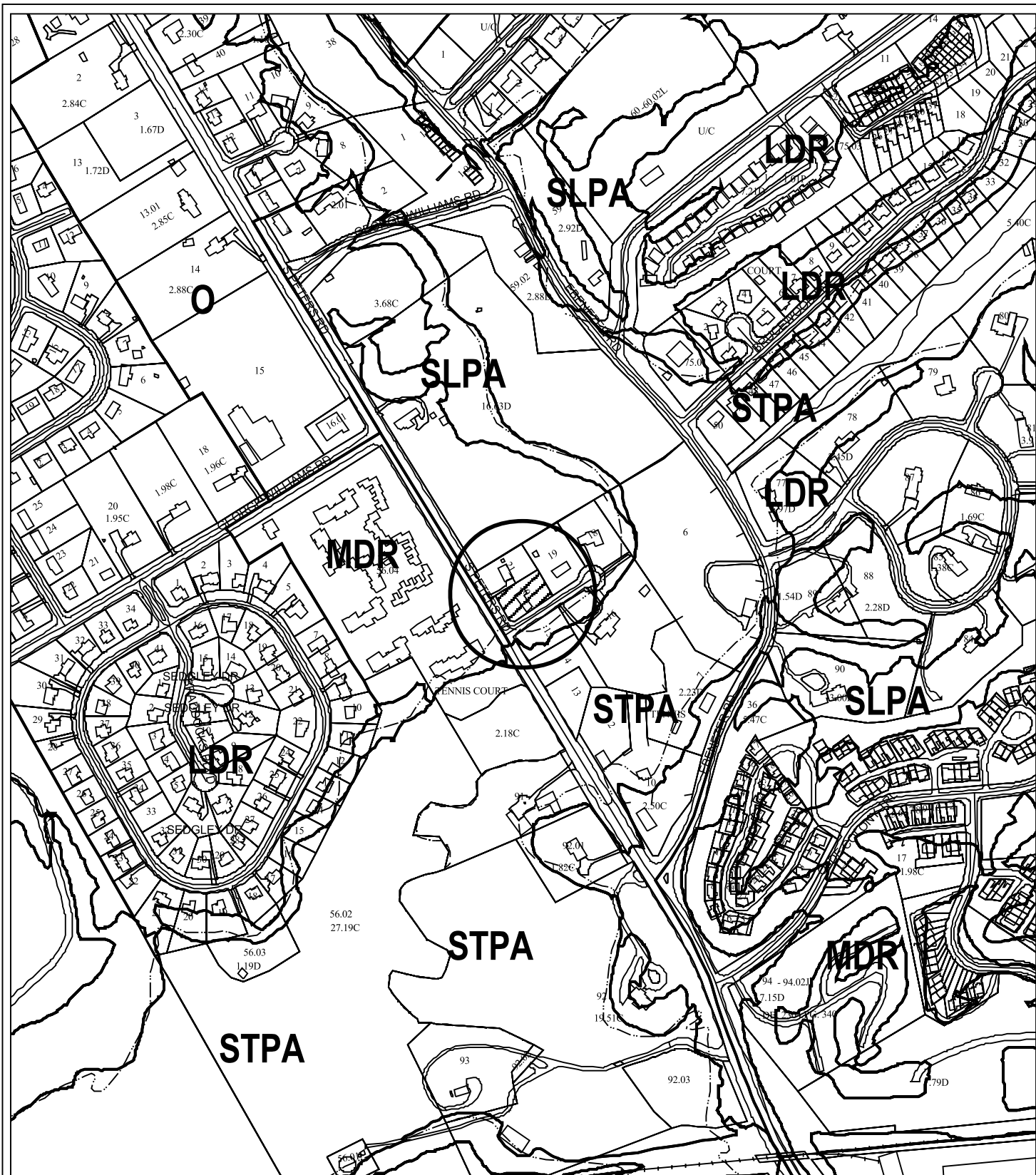
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. OA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. The applicant is likely to use the existing residential structure for the office use. The site is too small to be developed with a large scale office use which could be more disruptive to adjacent residential areas.



**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment of the Southwest County Sector Plan to office for this site, OA zoning is consistent with the sector plan.
2. This 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 sector plan and rezoning requests for office uses in the immediate area. Staff would anticipate that there will be future requests for office plan designations and zoning on the other properties along Cedarbrook Ln.

If approved, this item will be forwarded to Knox County Commission for action on 4/24/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



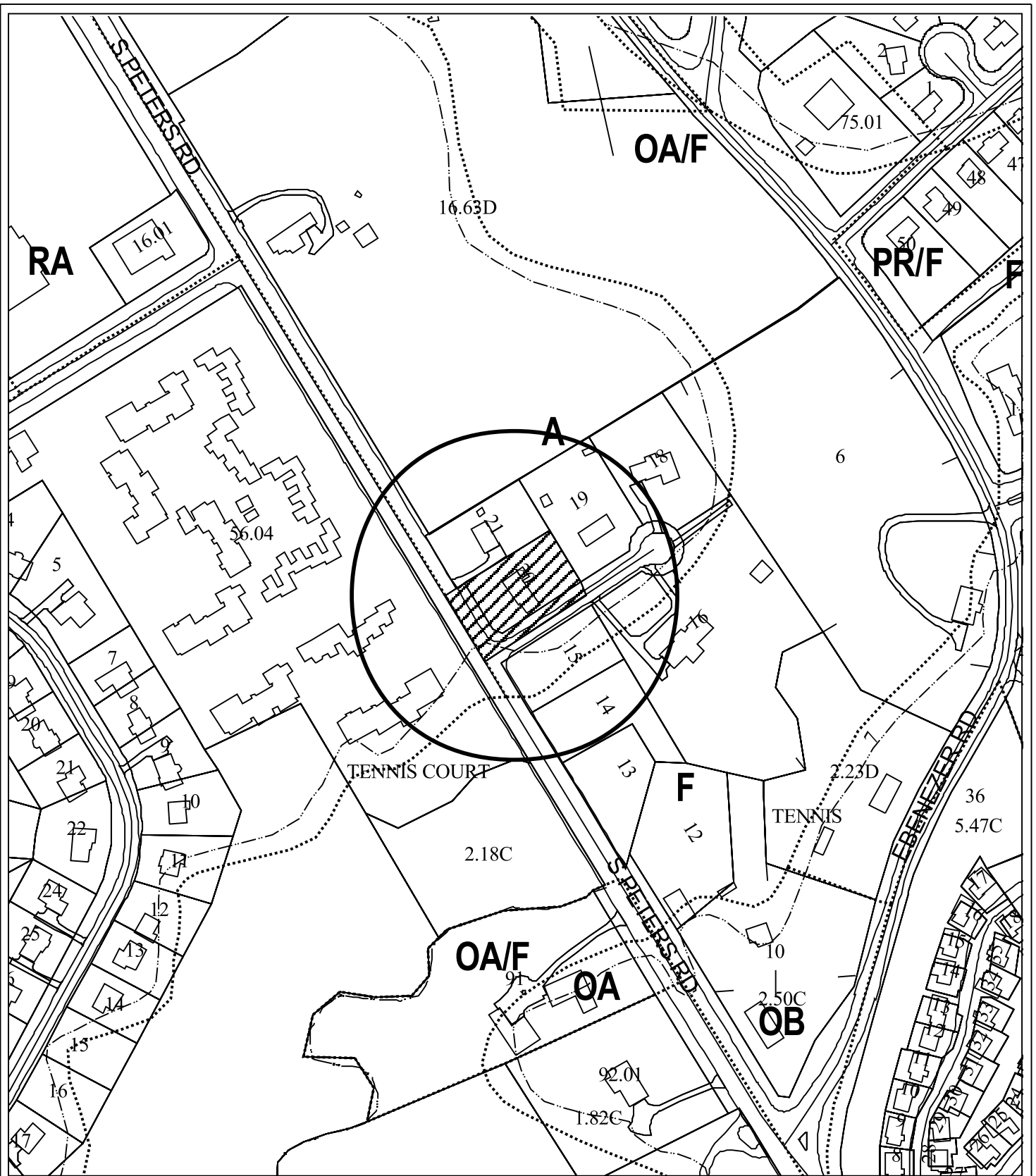
**3-B-06-SP/3-I-06-RZ  
SECTOR PLAN AMENDMENT  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

 From: LDR (Low Density Residential)  
 To: O (Office)

Original Print Date: 02/27/06      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Clyde and Jewell Sheppard  
 Map No: 132  
 Jurisdiction: County





**3-I-06-RZ  
REZONING**

Petitioner: Clyde and Jewell Sheppard

Map No: 132

Jurisdiction: County



From: A (Agricultural)

To: OA (Office Park)

Original Print Date: 02/24/06

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902