

▶ **FILE #:** 8-B-08-RZ

AGENDA ITEM #: 60

AGENDA DATE: 8/14/2008

▶ **APPLICANT:** HS DEVELOPMENT CO., LLC

OWNER(S): GOSE JANICE J

TAX ID NUMBER: 132 F D 007

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side Sony Ln., northeast of S. Peters Rd.

▶ **APPX. SIZE OF TRACT:** 26500 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

▶ **ZONING REQUESTED:** OA (Office Park)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Business office

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.

SURROUNDING LAND USE AND ZONING: North: Residences / OA (Office, Medical & Related Services)

South: Office / OA (Office, Medical & Related Services)

East: Residences / OA (Office, Medical & Related Services)

West: Office / OA (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This short cul-de-sac street, which accesses S. Peters Rd., is transitioning from residential to office uses, under OA zoning.

STAFF RECOMMENDATION:

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

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.

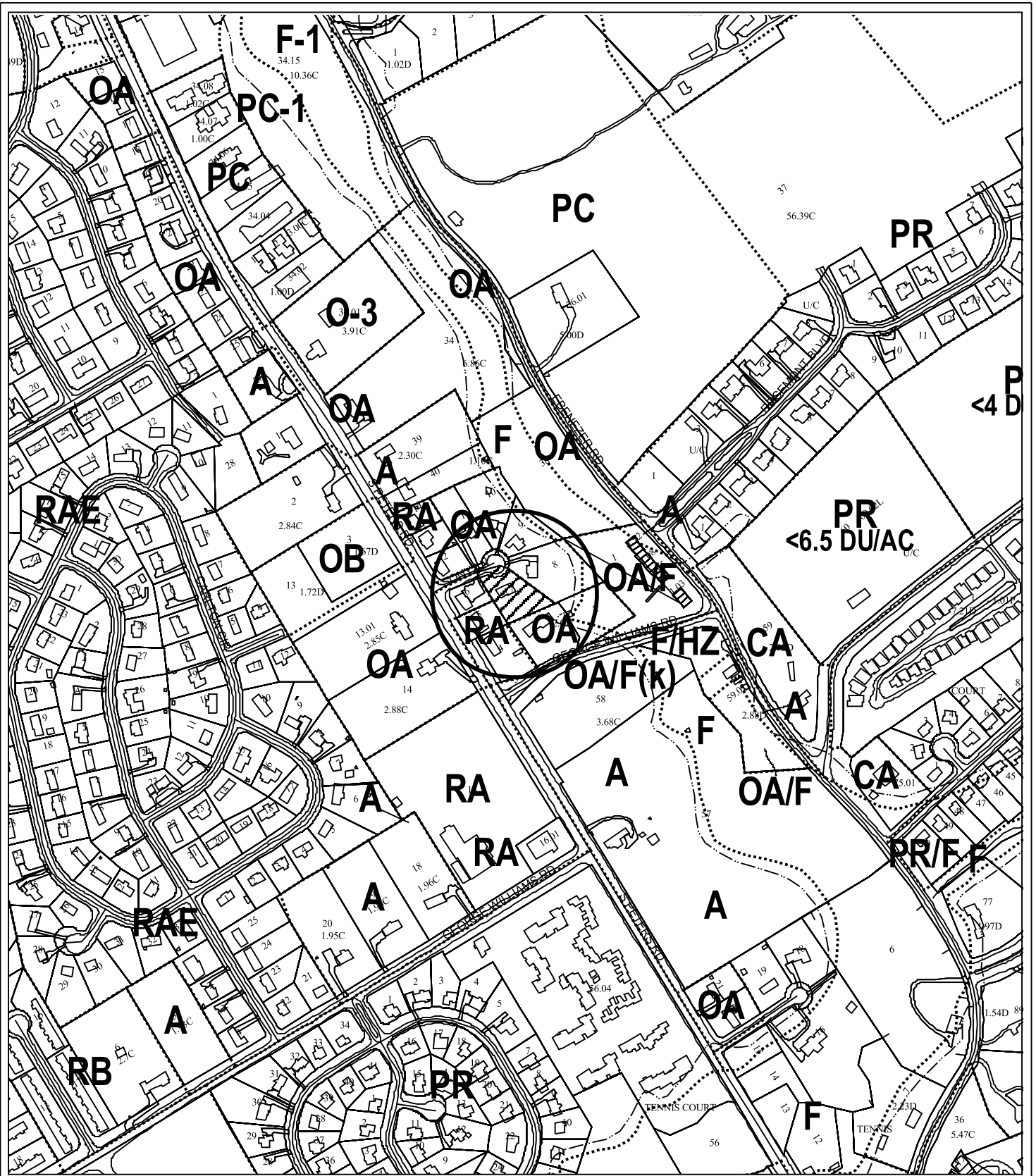
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/22/2008. 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.



**8-B-08-RZ
REZONING**



From: RA (Low Density Residential)
To: OA (Office Park)

Original Print Date: 07/17/08

Revised:

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

Petitioner: HS Development Co., LLC

Map No: 132

Jurisdiction: County

