

▶ **FILE #:** 6-D-17-RZ

AGENDA ITEM #: 38

AGENDA DATE: 6/8/2017

▶ **APPLICANT:** MARY JANE SHARP

OWNER(S): Mary Jane or Malinda S. Sharp

TAX ID NUMBER: 132 C A 026

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 245 S Peters Rd

▶ **LOCATION:** Southwest side S. Peters Rd., southeast of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 0.34 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

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.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Office

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

SURROUNDING LAND USE AND ZONING: North: House / OA (Office Park)

South: House / OA (Office Park)

East: S. Peters Rd., church / O-3 (Office Park)

West: Residential subdivision / RAE (Exclusive Residential)

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.

STAFF RECOMMENDATION:

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

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.

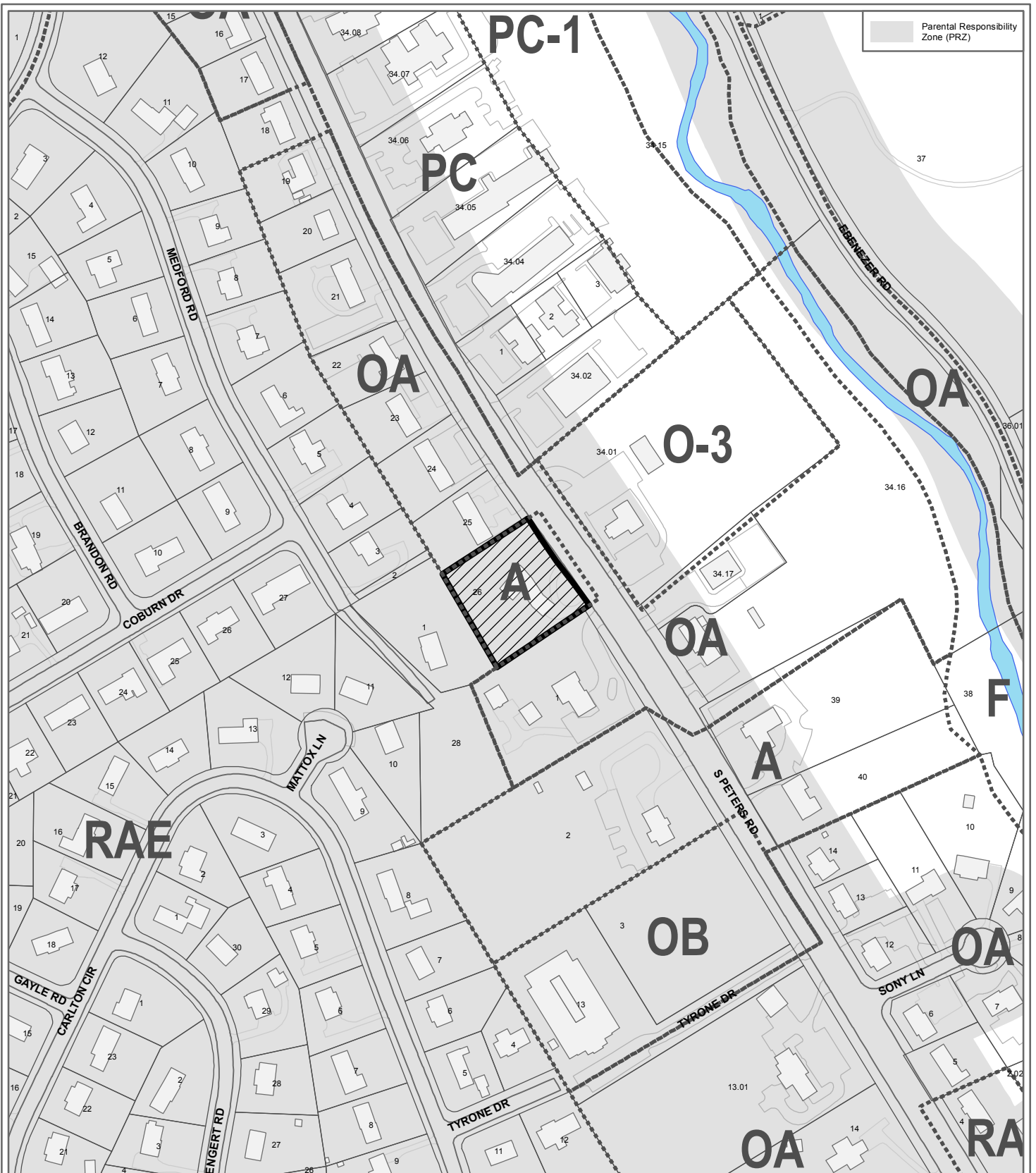
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2017. 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.



**6-D-17-RZ
REZONING**

From: A (Agricultural)
To: OA (Office Park)



Petitioner: Sharp, Mary Jane

Map No: 132

Jurisdiction: County



Original Print Date: 5/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865•215•2500 FAX•215•2068 www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Mary Jane Sharp Date Filed: 4-24-17 Meeting Date: 6-8-17 Application Accepted by: Sherry D'ickeluzi Fee Amount: \$1000.00 File Number: Rezoning 6-D-17-RZ Fee Amount: File Number: Plan Amendment



1/5 S. Peters Rd, west of Ebenezer Rd.

PROPERTY INFORMATION

Address: 245 S. Peters Rd. (South) General Location: Top of hill, on Peters Rd. heading toward Ebenezer fr Kingston Pike Parcel ID Number(s): 132CA026 Tract Size: 195.05 X 216.75 irregular Existing Land Use: residential Planning Sector: Southwest County Growth Policy Plan: Urban Growth Census Tract: 57.06 Traffic Zone: 171 Jurisdiction: [] City Council District [x] County Commission 3 District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: (deceased) (Mr. Alvin B.) Mary J. Sharp Company: N/A Address: 245 Peters Rd., SOUTH City: Knoxville State: TN Zip: 37923 Telephone: 770-540-8557 Fax: 678-352-7935 Attn: Sharp E-mail: malinda sharp@yahoo.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to: PLEASE PRINT Name: Mary Jane Sharp

Company: Address: 320 Shady River Trace City: Roswell State: GA Zip: 30076 Telephone: 770-540-8557 Fax: 678-352-7935 Attn: Sharp E-mail: malinda sharp@yahoo.com

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Mary J. Sharp by Malinda S. Sharp, P.O.A. PLEASE PRINT Name: Mary Jane Sharp

Company: Address: 245 Peters Rd., SOUTH City: Knoxville State: TN Zip: 37923 Telephone: 770-540-8557 E-mail: malinda sharp@yahoo.com

Requested Change

REZONING

FROM: A

TO: OA

PLAN AMENDMENT

[] One Year Plan [] Sector Plan

FROM:

TO:

PROPOSED USE OF PROPERTY

Density Proposed Units/Acre

Previous Rezoning Requests:

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Alvin Boyd Sharp	(deceased)	245 Peters Rd.	Knoxville	TN,		37923
Mary Jane Sharp	245 Peters Rd., South,	Knoxville,	TN,	37923		

No Liens on Property.