

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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:** 1-A-16-SP                      **Related File Number:** 1-A-16-RZ  
**Application Filed:** 11/2/2015              **Date of Revision:**  
**Applicant:** ESTATE OF BERNIECE PEARDON

## PROPERTY INFORMATION

**General Location:** East side Byington Beaver Ridge Rd., south of Shady Oak Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 E B 015                      **Jurisdiction:** County  
**Size of Tract:** 0.9 acres  
**Accessibility:** Access is via Byington Beaver Ridge Rd., a major collector street with 20' of pavement width within 70' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House  
**Surrounding Land Use:**  
**Proposed Use:** Office uses                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This house is located just south of an office/commercial node at the intersection of Byington Beaver Ridge Rd. and Oak Ridge Hwy. To the south are residential uses, zoned RA.

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

**Street:** 3216 Byington Beaver Ridge Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of O plan designation and OB zoning from the north  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** O (Office)

## **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.):

ADOPT RESOLUTION #1-A-16-SP, amending the Northwest County Sector Plan to O (Office) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full):

Office uses for this site would be a logical extension of the plan designation from the north, where an office/commercial node is established. The proposed plan amendment is justified and is compatible with the surrounding land uses and zoning pattern.

Comments:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to Byington Beaver Ridge Rd. in the vicinity of this site. However, it is classified as a major collector street that is sufficient to accommodate office use of the site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The property is currently designated for low density residential uses, consistent with its current RA zoning. An office designation for this site is consistent with the surrounding land use and zoning pattern. The proposal is a logical extension of the office designation from the north.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The property to the north was approved for a plan amendment to O and rezoning to OB in 2007 (12-AA-07-RZ/12-L-07-SP). The general appropriateness for office uses on the subject property is similar to this previously approved plan amendment. The proposal is a minor expansion of that land use pattern.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Office uses on this property are appropriate as a transitional area between the office/commercial node to the north and the residential uses to the south.

Action:

Approved

Meeting Date: 1/14/2016

Details of Action:

Summary of Action:

Adopt Resolution #1-A-16-SP, amending the Northwest County Sector Plan to O (Office) and recommend the Knox County Commission also approve the sector plan amendment

Date of Approval:

1/14/2016

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: 2/22/2016

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**