

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH 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

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

**File Number:** 11-A-07-SP

**Related File Number:** 11-E-07-RZ

**Application Filed:** 9/28/2007

**Date of Revision:**

**Applicant:** KENNA STEPHENS

## PROPERTY INFORMATION

**General Location:** Southeast side W. Beaver Creek Dr., southwest side Bayless Ln.

**Other Parcel Info.:**

**Tax ID Number:** 56 162 & 162.01

**Jurisdiction:** County

**Size of Tract:** 1 acre

**Accessibility:** Access is via W. Beaver Creek Dr., a major collector street with 20' of pavement width within 40' of right of way, or Bayless Ln., a local street with 16' of pavement width within 40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** None noted

**Surrounding Land Use:**

**Proposed Use:** Real estate office

**Density:**

**Sector Plan:** North County

**Sector Plan Designation:** Low Density Residential

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is developed with a large church and college campus, zoned OB, to the east and residential uses to the north, south and west, zoned A, RA and PR.

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

**Street:**

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)

**Former Zoning:**

**Requested Zoning:** OB (Office, Medical, and Related Services)

**Previous Requests:** None noted

**Extension of Zone:** Extension of OB zoning from the northeast.

**History of Zoning:** Other properties in the area have been amended for office uses and rezoned OB in recent years.

## 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.):

APPROVE O (Office) sector plan designation.

Staff Recomm. (Full):

Office uses along this major collector street are compatible with surrounding land uses and zoning.

Comments:

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE O (Office)

Date of MPC Approval:

11/8/2007

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:

12/17/2007

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: