

CASE SUMMARY

APPLICATION TYPE: REZONING

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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400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 11-E-07-RZ **Related File Number:** 11-A-07-SP
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 acres
Accessibility:

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 OB (Office, Medical & Related Services) zoning.

Staff Recomm. (Full):

OB zoning is a logical extension of zoning from the northeast and is compatible with surrounding development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. OB zoning is appropriate on this site located along a major collector street and adjacent to a major church.
- 2. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 3. The office plan designation and OB zoning is appropriate for this site, which already has a commercial type building on it.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in the area to serve the site.
- 2. This proposal will have no impact on schools. The impact on the street system will be minimal.
- 3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to office, OB zoning is consistent with the North County Sector Plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate future requests for office designations or zoning, but the current sector plan does not propose additional office uses in the area.

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical & Related Services)

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: