

# 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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**File Number:** 12-AA-07-RZ      **Related File Number:** 12-L-07-SP  
**Application Filed:** 11/13/2007      **Date of Revision:**  
**Applicant:** HERITAGE CONSTRUCTION

### PROPERTY INFORMATION

**General Location:** Southeast side Byington Beaver Ridge Rd., southwest side Shady Oak Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 E B 016      **Jurisdiction:** County  
**Size of Tract:** 1.15 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Assisted living facility (31 units)      **Density:**  
**Sector Plan:** Northwest 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:** CA (General Business)  
**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 is a less intense zone than the current CA zoning and is more appropriate for this site, which is adjacent to residential, as well as commercial uses.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. OB is appropriate for this site as a transitional zone between commercial and residential uses.  
2. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.  
3. The property is currently zoned CA, so the proposed plan amendment and rezoning for office uses actually reduces the potential impact from development of the property.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed.
3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.
4. The applicant has indicated that the proposed use of this property is for an assisted living facility, which will require use on review approval prior to development.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to office, OB zoning is consistent with the Northwest 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 plan designations or zoning. However the sector plan does not support non-residential uses to the south of this site. This rezoning would establish a clear line to prohibit extensions of non-residential zoning to the south.

**MPC Action:** Approved

**MPC Meeting Date:** 12/13/2007

**Details of MPC action:**

**Summary of MPC action:** OB (Office, Medical, and Related Services)

**Date of MPC Approval:** 12/13/2007

**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:** 1/28/2008

**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:**

