CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-B-08-SP Related File Number: 2-J-08-RZ

Application Filed: 1/14/2008 **Date of Revision:**

Applicant: WALT DICKSON



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side Ballcamp Byington Rd., west of Cedar Valley Way

Other Parcel Info.:

Tax ID Number: 90 14501 Jurisdiction: County

Size of Tract: 1.02 acres

Access is via Ballcamp Byington Rd., a two lane, major collector street with 20' of pavement within a 50'

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Office building Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This residence is part of an older rural residential area that has occurred under A Agricultural and

Industrial zoning and has been redeveloping with both apartment and business uses under PR and I

zones.

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

Street: 2704 Ballcamp Byington Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

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

Previous Requests:

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE the O (Office) designation

Staff Recomm. (Full): Although the site and area are shown for LDR on the sector plan, the surrounding Industrial and PR

zoning and business and apartment development are more intensely developed than the plan proposes. Office designation of this site would be compatible with the established development and

zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O designation and OB zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.

2. There is a large area of Industrial zoning located to the north of this site and multi-family apartment

development to the south and east.

3. The adopted sector plan LDR designation does not recognize the established zoning and development pattern of the area. The requested O designation and OB zoning would be a compatible land use to the built character of the surrounding property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal will have no impact on schools.

3. The OB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to office, OB zoning is consistent with the Northwest County Sector Plan.

2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. If approved, this request may lead to future rezoning requests for OB zoning on other properties in the immediate area.

MPC Action: Approved MPC Meeting Date: 2/14/2008

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 2/14/2008 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: 3/24/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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