CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 3-B-14-SP Related File Number: 3-D-14-RZ

Application Filed: 1/21/2014 Date of Revision:

Applicant: CHARLES THOMPSON



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side E. Beaver Creek Dr., southwest of Stanfort Ln.

Other Parcel Info.:

Tax ID Number: 57 109 Jurisdiction: County

Size of Tract: 1.9 acres

Access is via E. Beaver Creek Dr., a major collector street with 17' of pavement width within 45' of right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Multi-dwelling residential development Density: 12 du/ac

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area is developed with primarily medium density residential uses under PR, RP-1, R-2, RB and OB

zoning. There are several nearby properties that are zoned CA, but there are no apparent commercial

uses located on them. A church is located to the west of the subject property.

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

Street: 412 E Beaver Creek Dr

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: Yes, extension of O plan designation and OB zoning from the west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

6/3/2014 03:31 PM Page 1 of 3

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 #3-B-14-SP, amending the North 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 at this site would be a logical extension of the plan designation from the west. Office uses

would be compatible with the surrounding land use 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 to E. Beaver Creek Dr. in front of this site. However, it is classified as a major collector street that is sufficient to accommodate office use of the site. Some improvements were made recently to the intersection to the southwest of E. Beaver Creek Dr. and Central Avenue Pike, which included the installation of a traffic signal and additional turning lanes.

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 Agricultural zoning. Office for this site is a logical extension of the sector plan designation from the

west.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE

DEVELOPMENT IN CERTAIN AREAS:

Previous applications have been approved to allow development of office and medium density

residential uses in this general area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

Condominiums and apartments are the most common land uses in the immediate vicinity of the site, so office or medium density residential use of this site, as permitted by OB zoning, would be compatible

with the surrounding development pattern.

Action: Approved Meeting Date: 3/13/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION #3-B-14-SP, amending the North County Sector Plan to O (Office) and

recommend the Knox County Commission approve the sector plan amendment, to make it operative.

Date of Approval: 3/13/2014 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: 4/28/2014 Date of Legislative Action, Second Reading:

6/3/2014 03:31 PM Page 2 of 3

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

Amendments:

6/3/2014 03:31 PM Page 3 of 3