# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### NORTH COUNTY SECTOR PLAN AMENDMENT

File Number:	8-A-14-SP	Related File Number:	8-C-14-RZ
Application Filed:	6/4/2014	Date of Revision:	
Applicant:	RUFUS H. SMITH		



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:	North side E. Beaver Creek Dr., west of Dry Gap Pike		
Other Parcel Info.:			
Tax ID Number:	47 PTS OF 156,166.01&166.02 OTHER: MAP ON FILE A Jurisdiction: County		
Size of Tract:	30000 square feet		
Accessibility:	Access is via E. Beaver Creek Dr., a major collector street with 18' of pavement width within 60' of right- of-way.		

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Detached residential			
Surrounding Land Use:				
Proposed Use:	Residential			Density: 5 du/ac
Sector Plan:	North County	Sector Plan Designation:	GC	
Growth Policy Plan:	Planned Growth Area	L		
Neighborhood Context:	This site is located adjacent to an established commercial node at the intersection of E. Beaver Creek Dr. and Dry Gap Pike, zoned CA and CB. To the west, along E. Beaver Creek Dr., is residential development, zoned A, RB, RA and PR.			

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

Street:

1301 E Beaver Creek Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) & CA (General Business)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of LDR from three sides
History of Zoning:	None noted

# PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	Μ	PC ACTION AND DISP	OSITION	
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	Residential) and	RESOLUTION #8-A-14-SP, amending the North County Sector Plan to LDR (Low Density ntial) and recommend that Knox County Commission also adopt the sector plan amendment. tached resolution, Exhibit A.)		
Staff Recomm. (Full):	The recommendation is a minor expansion (30,000 square feet) of the already established low density residential plan designated area to the west.			
Comments:	SECTOR PLAN	SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):		
	CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:			AN:
	THE PLAN ANE No known road collector street	D MAKE DEVELOPMENT MORE improvements have been made	OS OR UTILITIES THAT WERE NOT FEASIBLE: recently in the area. E. Beaver Creel new traffic generated by residential of	k Dr. is a major
	The current sec CA zoning. How	wever, the CA zoned area is not	MISSION IN THE PLAN: rcial uses for a portion of the site, cor developed with any commercial uses s into the subject area from the south	. The applicant
	CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS: MPC recommended approval and Knox County Commission approved PR zoning at up to 5 du/ac adjacent property to the west earlier this year (4-C-14-RZ), establishing the current residential patter This request is a minor expansion of those uses. TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATIC OF THE ORIGINAL PLAN PROPOSAL: Since the GC designated area proposed to be changed is not developed with any commercial uses and a residential pattern is already established on adjacent property, LDR uses are appropriate for site.		up to 5 du/ac on	
			nmercial uses	
Action:	Approved		Meeting Date: 8/	14/2014
Details of Action:				
Summary of Action:	ADOPT RESOLUTION #8-A-14-SP, amending the North County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the sector plan amendment.			
Date of Approval:	8/14/2014	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to public	ation?: Action Appealed?:	
	LEGIS	LATIVE ACTION AND L	DISPOSITION	
Legislative Body:	Knox County Co			

Date of Legislative Action:9/22/2014Date 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: