



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 8-D-07-RZ  
8-B-07-SP

**AGENDA ITEM #:** 54  
**AGENDA DATE:** 8/9/2007

▶ **APPLICANT:** TIM WOODS  
OWNER(S): SMITH WILLIAM JAMES & CLADIE S

TAX ID NUMBER: 90 088  
JURISDICTION: Commission District 6

▶ **LOCATION:** Northeast side Byington Solway Rd., northwest of Westcott Blvd.

▶ **TRACT INFORMATION:** 4.32 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Byington Solway Rd., a minor collector street with 19' of pavement width within 50' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** STPA (Stream Protection Area) and O (Office) / A (Agricultural) and F (Floodway)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** STPA (Stream Protection Area) and C (Commercial) / CA (General Business) and F (Floodway)

▶ **EXISTING LAND USE:** Residence and storage building

▶ **PROPOSED USE:** Storage of school buses

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: School access drive, dwelling / PI and STPA / I (Industrial) and A (Agricultural)

South: Dwelling / O and STPA / A (Agricultural)

East: Karns High School / PI / I (Industrial)

West: Byington Solway Rd. - Floodway / STPA / F (Floodway)

NEIGHBORHOOD CONTEXT: Karns High School and various light industrial and industrial uses are located in the area, zoned I and LI.

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) and STPA (Stream Protection Area) sector plan designations.**

Commercial use of the area of the site outside of the floodway would be compatible with surrounding land uses and zoning.

► **APPROVE CA (General Business) and F (Floodway) zoning.**

CA and F zoning for this site is compatible with the surrounding land uses and zoning pattern.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Most surrounding zoning is I, which allows CA uses also, but also allows heavy industrial uses.
3. The CA zone allows commercial use of this parcel, on the northeast portion of the site closest to the school, that is not impacted by the floodway and floodplain. The current Stream Protection plan designation and Floodway zoning will not change as a result of this proposal.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend upon the type of development proposed, but the site is located on a collector street.
3. The proposal is compatible with the surrounding zoning pattern.

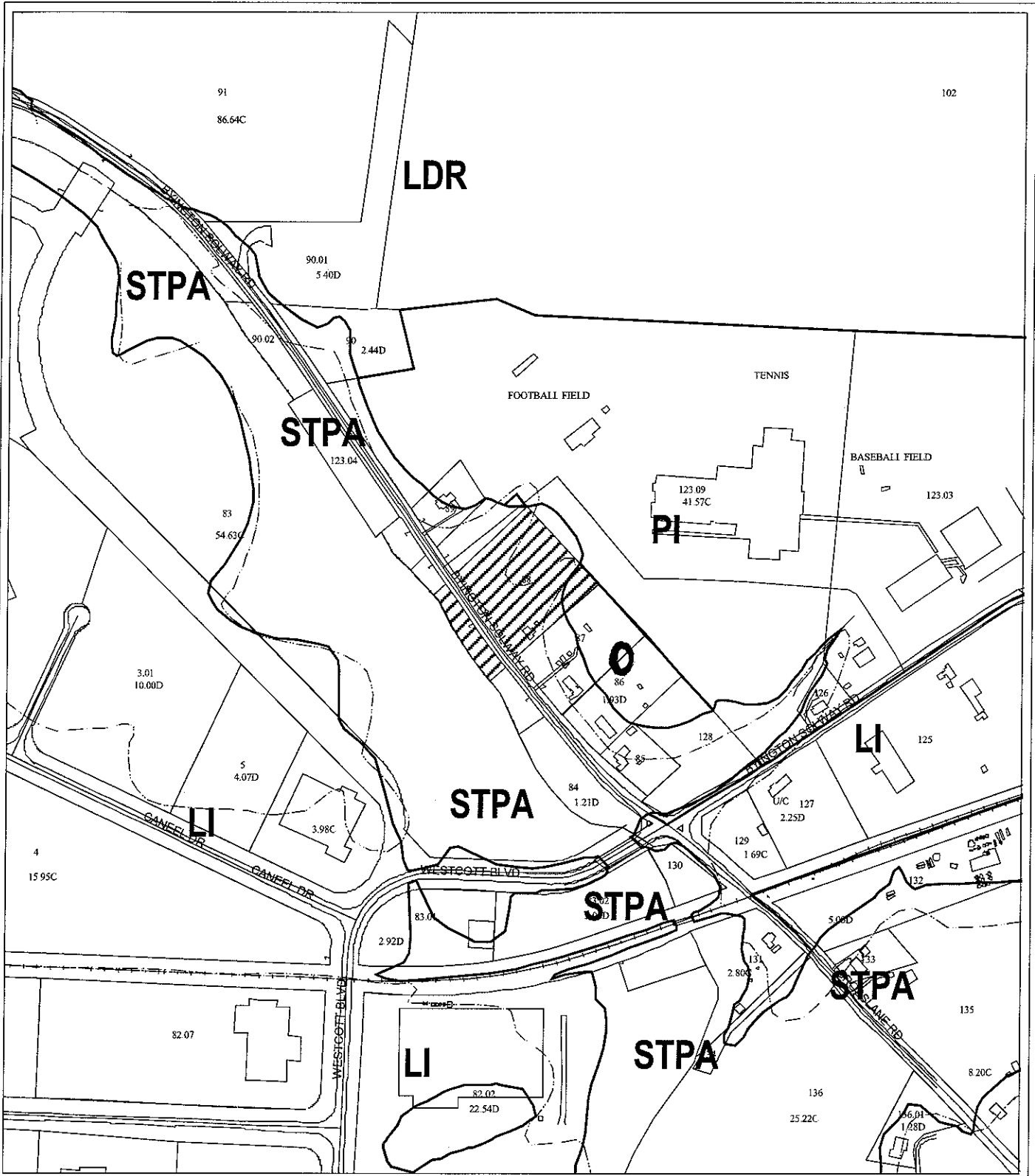
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended plan amendment, the zoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for zoning changes on some surrounding parcels that are still zoned Agricultural.


ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

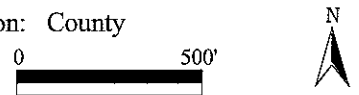
If approved, this item will be forwarded to Knox County Commission for action on 9/24/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

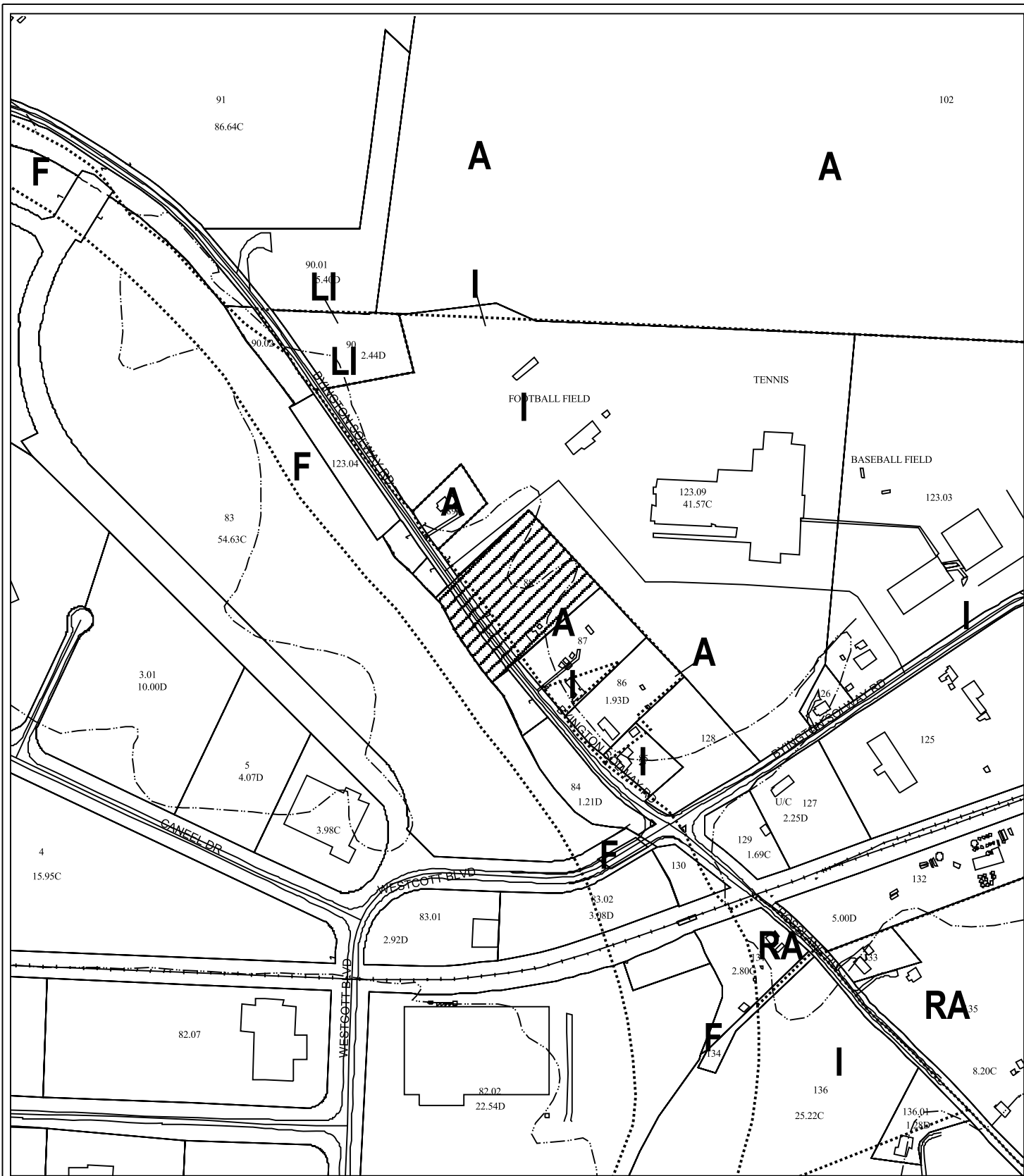


**8-B-07-SP/8-D-07-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

 From: STPA (Stream Protection Area) and O (Office)  
 To: STPA (Stream Protection Area) and C (Commercial)  
 Original Print Date: 07/31/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, IN 37902

Petitioner: Tim Woods  
 Map No: 90  
 Jurisdiction: County





**8-D-07-RZ  
REZONING**



From: A (Agricultural) and F (Floodway)  
To: CA (General Business) and F (Floodway)

Original Print Date: 07/26/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Tim Woods

Map No: 90

Jurisdiction: County

