



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

FILE #: 12-AA-07-RZ
12-L-07-SP

AGENDA ITEM #: 103
AGENDA DATE: 12/13/2007

APPLICANT: HERITAGE CONSTRUCTION
OWNER(S): BARRETT LIDA KITTRELL

TAX ID NUMBER: 90 E B 016
JURISDICTION: Commission District 6

LOCATION: Southeast side Byington Beaver Ridge Rd., southwest side Shady Oak Ln.

TRACT INFORMATION: 1.15 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Byington Beaver Ridge Rd., a major 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: LDR (Low Density Residential) / CA (General Business)

PROPOSED PLAN DESIGNATION/ZONING: O (Office) / OB (Office, Medical, and Related Services)

EXISTING LAND USE: Vacant land

PROPOSED USE: Assisted living facility (31 units)

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of O designation from the north

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Shady Oak Ln. - Dwelling and church / LDR, O / CA (General Business)
South: Dwelling / LDR / RA (Low Density Residential)
East: Dwelling / LDR / CA (General Business) and RA (Low Density Residential)
West: Byington Beaver Ridge Rd. - Carwash / C / CA (General Business)

NEIGHBORHOOD CONTEXT: This site is located just south of a commercial node, which includes a carwash, convenience store, restaurants and a church, along Oak Ridge Hwy., zoned CA.

STAFF RECOMMENDATION:

▶ **APPROVE O (Office) sector plan designation.**

Office uses are appropriate at this site, which is adjacent to a large church, a carwash and other commercial uses. Office at this location will establish a transitional use between commercial uses to the north and residential uses to the south.

▶ **APPROVE OB (Office, Medical & Related Services) zoning.**

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.

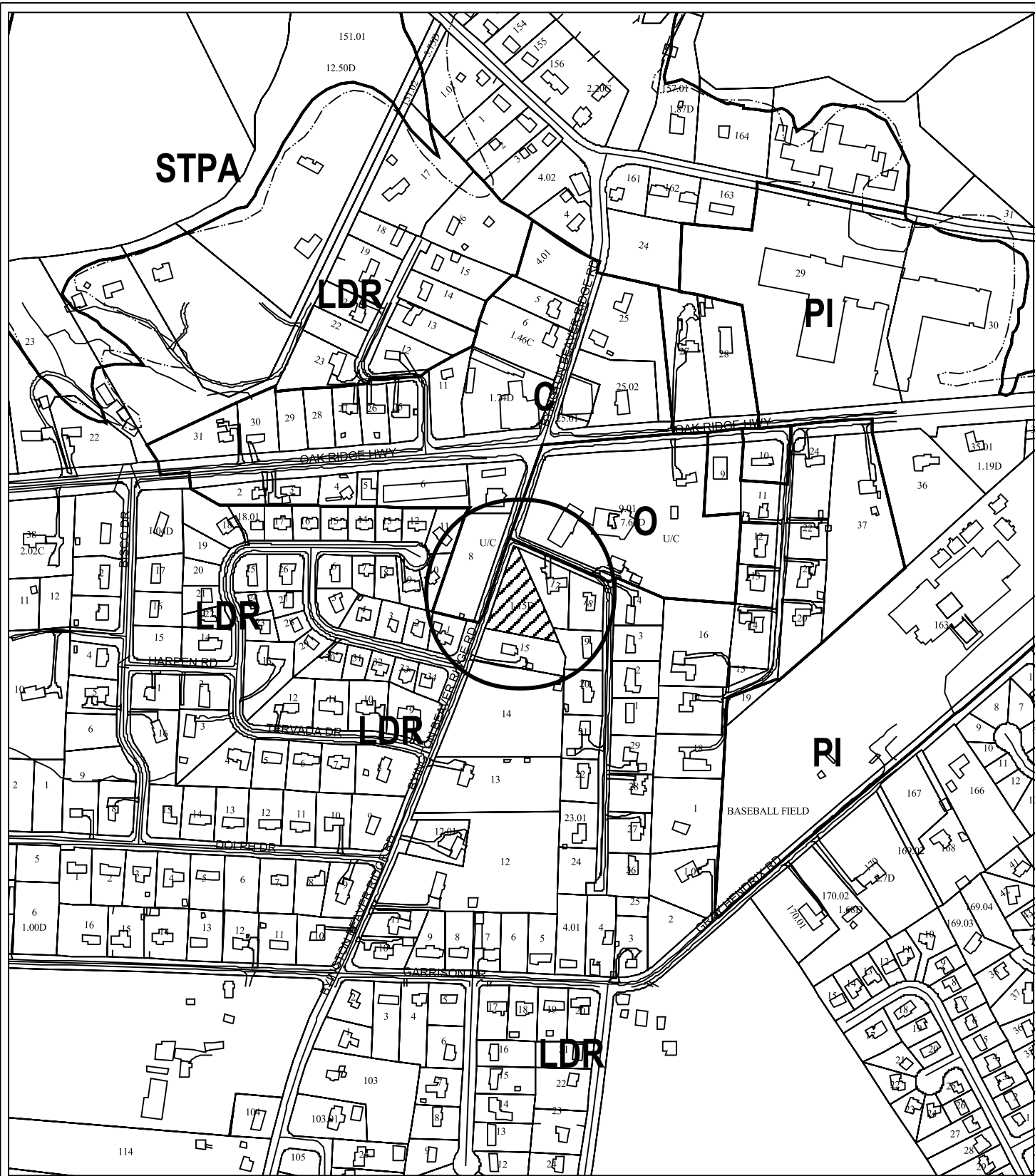
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. 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.



**12-L-07-SP/12-AA-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Heritage Construction

Map No: 90

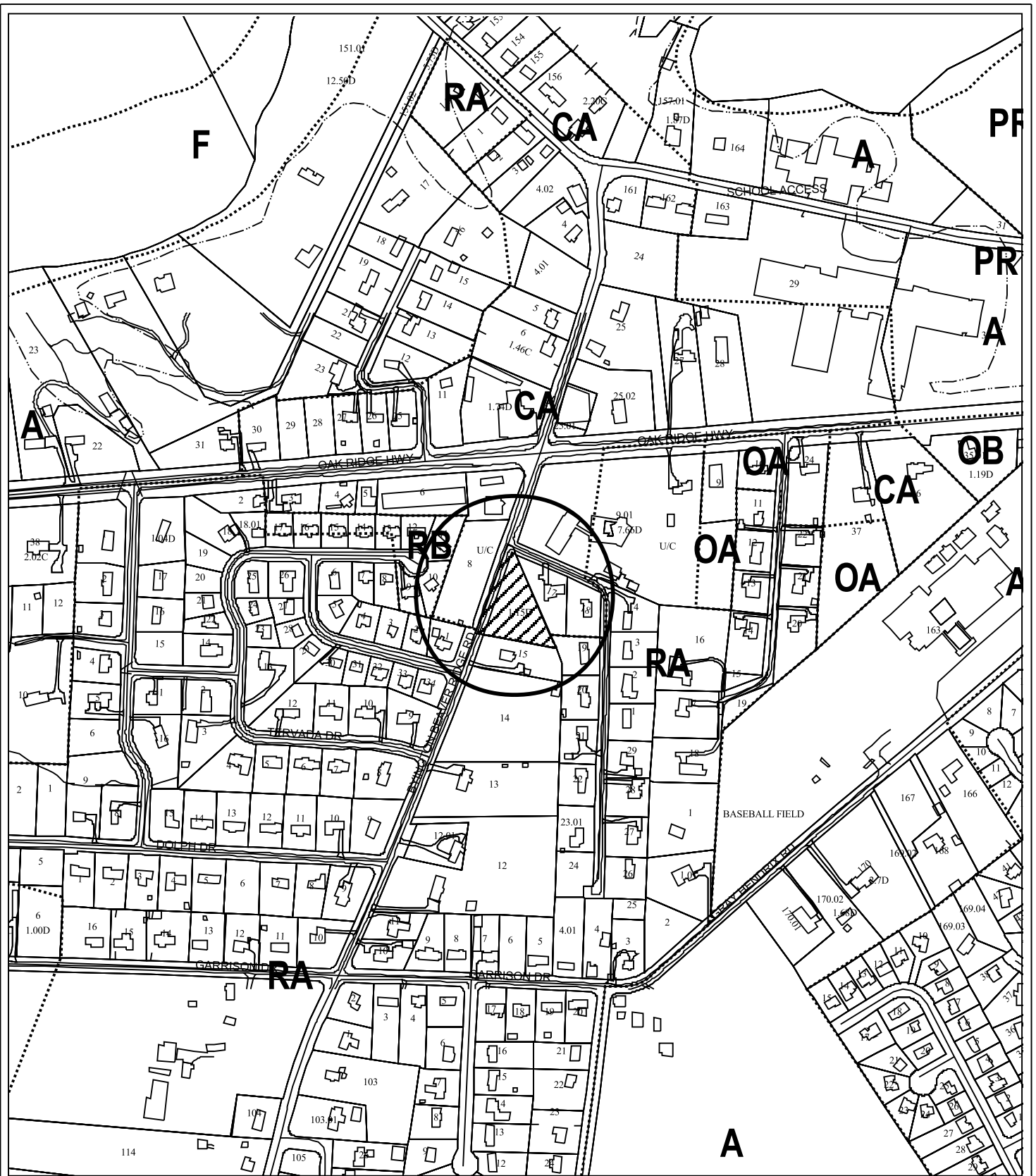
Jurisdiction: County

From: LDR (Low Density Residential)

To: O (Office)

Original Print Date: 11/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**12-AA-07-RZ
REZONING**

Petitioner: Heritage Construction

Map No: 90

Jurisdiction: County



From: CA (General Business)
To: OB (Office, Medical, and Related Services)

Original Print Date: 11/26/07 Revised:
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