



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

▶ **FILE #:** 11-E-07-RZ  
11-A-07-SP

**AGENDA ITEM #:** 62  
**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** KENNA STEPHENS  
OWNER(S): BARNES WANDA BLEDSOE  
WM SPECIALTY MORTGAGE LLC

TAX ID NUMBER: 56 162 & 162.01  
JURISDICTION: Commission District 6

▶ **LOCATION:** Southeast side W. Beaver Creek Dr., southwest side Bayless Ln.

▶ **TRACT INFORMATION:** 1 acre.

SECTOR PLAN: North County  
GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Beaver Creek Dr., a major collector street with 20' of pavement width within 40' of right of way, or Bayless Ln., a local street with 16' of pavement width within 40' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

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

▶ **EXISTING LAND USE:** None noted

▶ **PROPOSED USE:** Real estate office

EXTENSION OF PLAN DESIGNATION/ZONING: Extension of OB zoning from the northeast.

HISTORY OF ZONING REQUESTS: Other properties in the area have been amended for office uses and rezoned OB in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: W. Beaver Creek Dr. - Residences / LI / RA (Low Density Residential)

South: Dwelling / LDR / RA (Low Density Residential)

East: Bayless Ln. - Church parking lot / PI / OB (Office, Medical & Related Services)

West: Dwelling / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with a large church and college campus, zoned OB, to the east and residential uses to the north, south and west, zoned A, RA and PR.

**STAFF RECOMMENDATION:**

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

Office uses along this major collector street are compatible with surrounding land uses and zoning.

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

OB zoning is a logical extension of zoning from the northeast and is compatible with surrounding development.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. OB zoning is appropriate on this site located along a major collector street and adjacent to a major church.
2. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. The office plan designation and OB zoning is appropriate for this site, which already has a commercial type building on it.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will be minimal.
3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

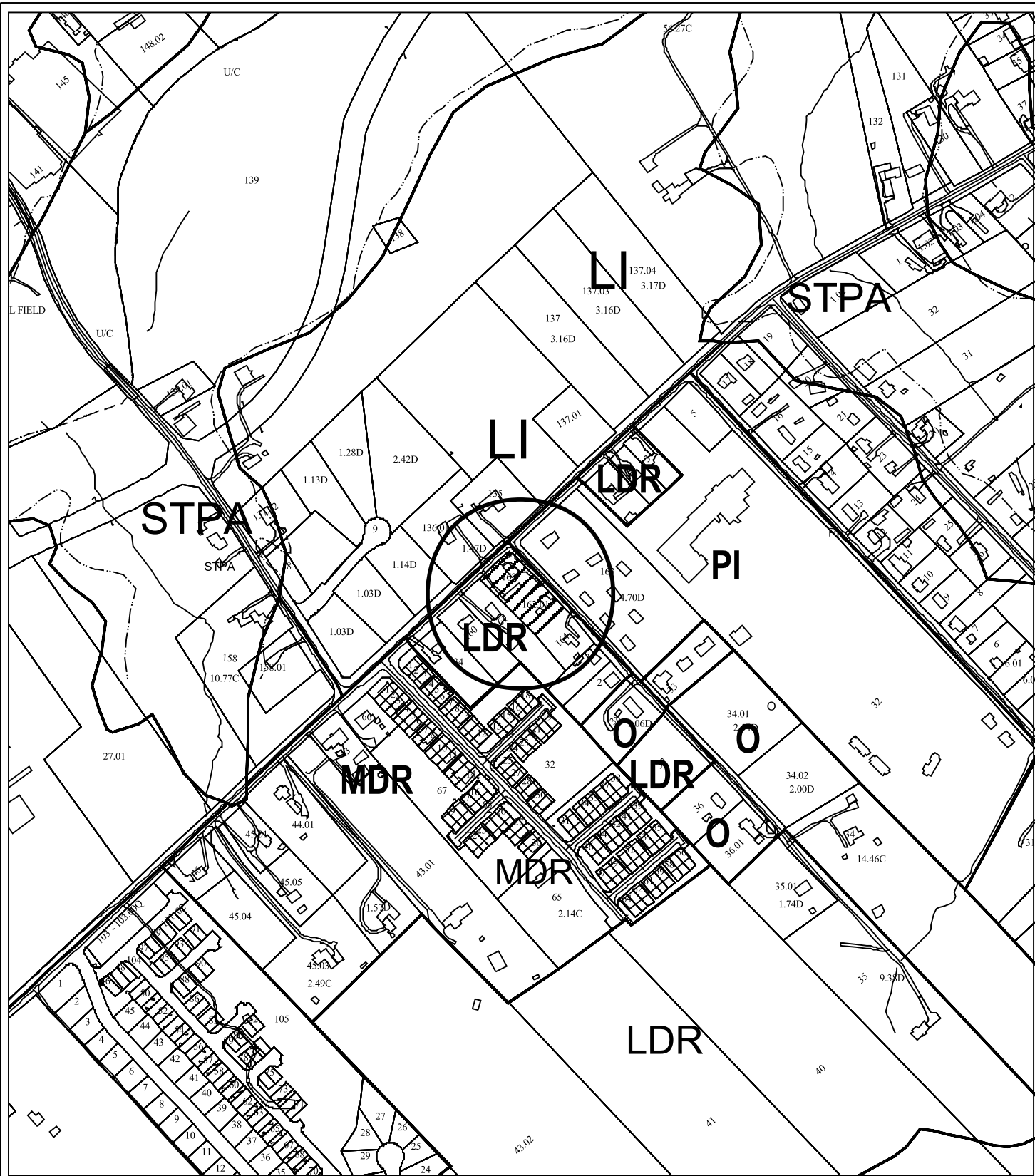
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment to office, OB zoning is consistent with the North 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 designations or zoning, but the current sector plan does not propose additional office uses in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/17/2007. 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.



**11-A-07-SP/11-E-07-RZ  
SECTOR PLAN AMENDMENT  
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Kenna Stephens

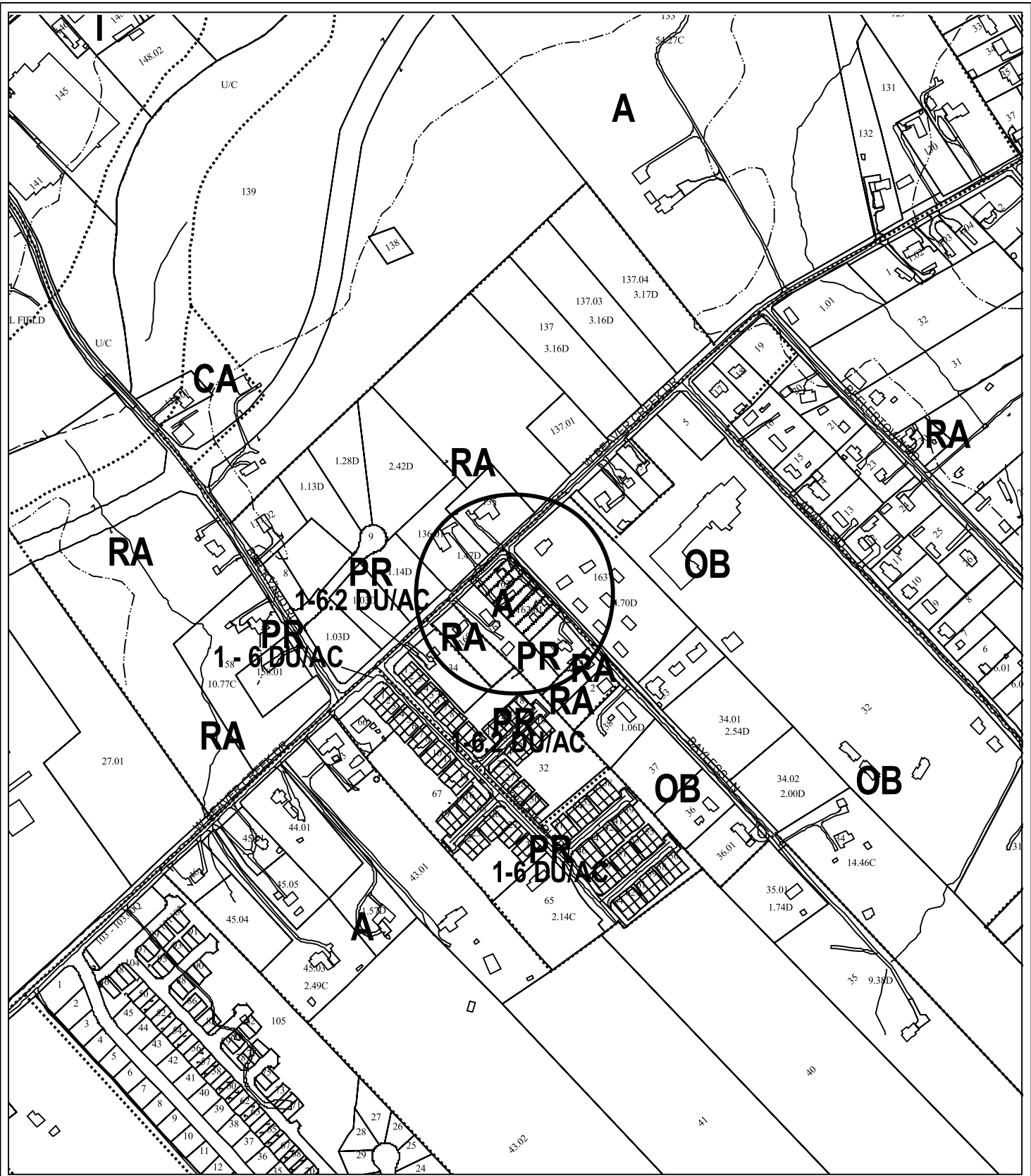
Map No: 56

Jurisdiction: County

From: LDR (Low Density Residential)  
To: O (Office)

Original Print Date: 10/24/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**11-E-07-RZ  
REZONING**

Petitioner: Kenna Stephens

Map No: 56

Jurisdiction: County



From: A (Agricultural)  
To: OB (Office, Medical, and Related Services)

Original Print Date: 10/23/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

