



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

FILE #: 9-F-07-RZ
9-D-07-SP

AGENDA ITEM #: 72
AGENDA DATE: 9/13/2007

APPLICANT: WESCOTT REALTY
OWNER(S): STEVENS HERSHEL B & ANNE ELIZABETH

TAX ID NUMBER: 90 012
JURISDICTION: Commission District 6

LOCATION: North side Oak Ridge Hwy., east of Karns Valley Dr.

TRACT INFORMATION: 3.2 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with a 22' pavement width within a 130' 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) and STPA (Stream Protection Area) / A (Agricultural) and F (Floodway)

PROPOSED PLAN DESIGNATION/ZONING: O (Office) and STPA (Stream Protection Area) / OA (Office Park) and F (Floodway)

EXISTING LAND USE: Residence

PROPOSED USE: Real estate office

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Creek & residences / A (Agricultural), PR (Planned Residential) & F (Floodway)

ZONING South: Residences / A (Agricultural)

East: Creek & residences / A (Agricultural) & F (Floodway)

West: Sports park, creek & residences / A (Agricultural) & F (Floodway)

NEIGHBORHOOD CONTEXT: This area has been developed with rural and low density residential uses along with a community sports park under A, PR and RA zoning.

STAFF RECOMMENDATION:

APPROVE O (Office) sector plan designation.

Office uses are appropriate at this location along Oak Ridge Hwy., which is a major arterial street.

► **APPROVE OA (Office Park) zoning.**

OA zoning will allow the proposed real estate office and will allow development that will be compatible in scale and intensity with surrounding uses.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of nearby residential and the established public park uses and the infrastructure available to the site.
2. Oak Ridge Hwy. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.
4. According to the proposed Greenway Plan for Knox County, this section of property along Beaver Creek has been identified as a key greenway connection. To allow for potential public access to this section of the creek, it may be suggested to the applicant to preserve a riparian buffer for future greenway development and a connection to the Knox County Sports Park.

THE EFFECTS OF THE PROPOSAL

1. The effect on adjacent properties as a result of this zoning change will be minimal. OA zoning allows limited office uses and has stricter development standards than other more intense office and commercial zones.
2. There will be minimal impact on Oak Ridge Hwy. as a result of the office development on this site.
3. Public water and sewer utilities are available to serve this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

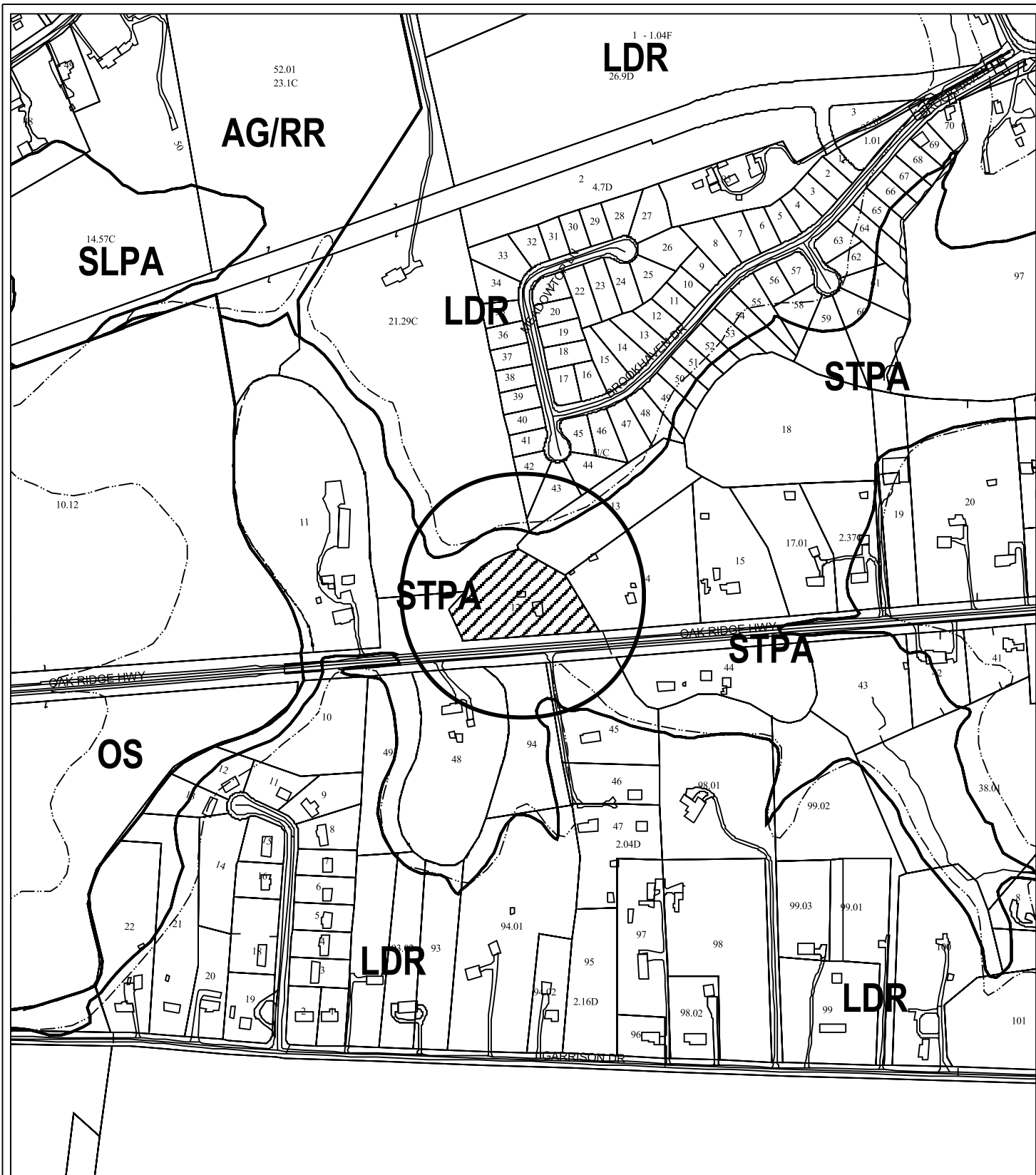
1. The Northwest County Sector Plan proposes low density residential and stream protection uses for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests in the immediate area, as this property and others located along Oak Ridge Hwy. develop.

ESTIMATED TRAFFIC IMPACT: 55 (average daily vehicle trips)


Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on and 10/22/2007. 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.



**9-D-07-SP/9-F-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

 From: LDR (Low Density Residential) and STPA (Stream Protection Area)
To: O (Office) and STPA (Stream Protection Area)

Original Print Date: 08/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wescott Realty

Map No: 90

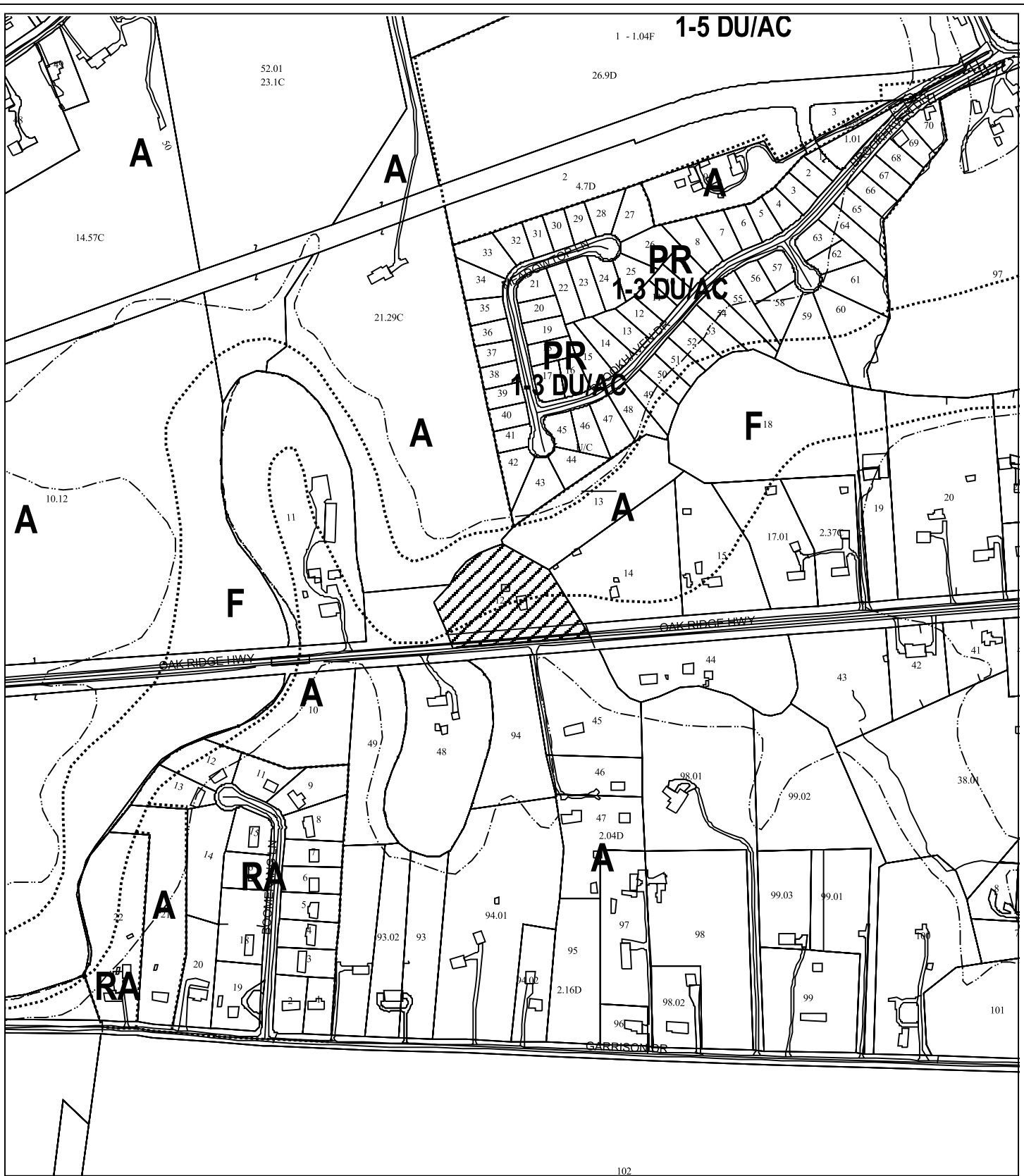
Jurisdiction: County



1 - 1.04F
1-5 DU/AC

26.9D

52.01
23.1C




**9-F-07-RZ
REZONING**

Petitioner: Wescott Realty

Map No: 90

Jurisdiction: County

 From: A (Agricultural) and F (Floodway)
To: OA (Office Park) and F (Floodway)

Original Print Date: 08/24/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

