



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

FILE #: 2-J-08-RZ
2-B-08-SP

AGENDA ITEM #: 67
AGENDA DATE: 2/14/2008

APPLICANT: WALT DICKSON
OWNER(S): SAME

TAX ID NUMBER: 90 14501
JURISDICTION: Commission District 7

LOCATION: Southeast side Ballcamp Byington Rd., west of Cedar Valley Way

TRACT INFORMATION: 1.02 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ballcamp Byington Rd., a two lane, major collector street with 20' of pavement within a 50' 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) / PR (Planned Residential)

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

EXISTING LAND USE: Residence

PROPOSED USE: Office building

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Business / LDR/I Industrial
South: Apartments LDR/ PR Residential
East: Apartments / LDR/PR Residential
West: Ballcamp Byington Rd., residence / LDR/ RA Residential

NEIGHBORHOOD CONTEXT: This residence is part of an older rural residential area that has occurred under A Agricultural and Industrial zoning and has been redeveloping with both apartment and business uses under PR and I zones.

STAFF RECOMMENDATION:

APPROVE the O (Office) designation

Although the site and area are shown for LDR on the sector plan, the surrounding Industrial and PR zoning

and business and apartment development are more intensely developed than the plan proposes. Office designation of this site would be compatible with the established development and zoning pattern.

► **APPROVE OB (Office Medical and Related Services) zoning**

OB zoning of this site would provide an appropriate transitional use between the industrial uses to the north within the Industrial zone and the apartment development within the PR zone to the south and east.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O designation and OB zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. There is a large area of Industrial zoning located to the north of this site and multi-family apartment development to the south and east.
3. The adopted sector plan LDR designation does not recognize the established zoning and development pattern of the area. The requested O designation and OB zoning would be a compatible land use to the built character of the surrounding property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools.
3. The OB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

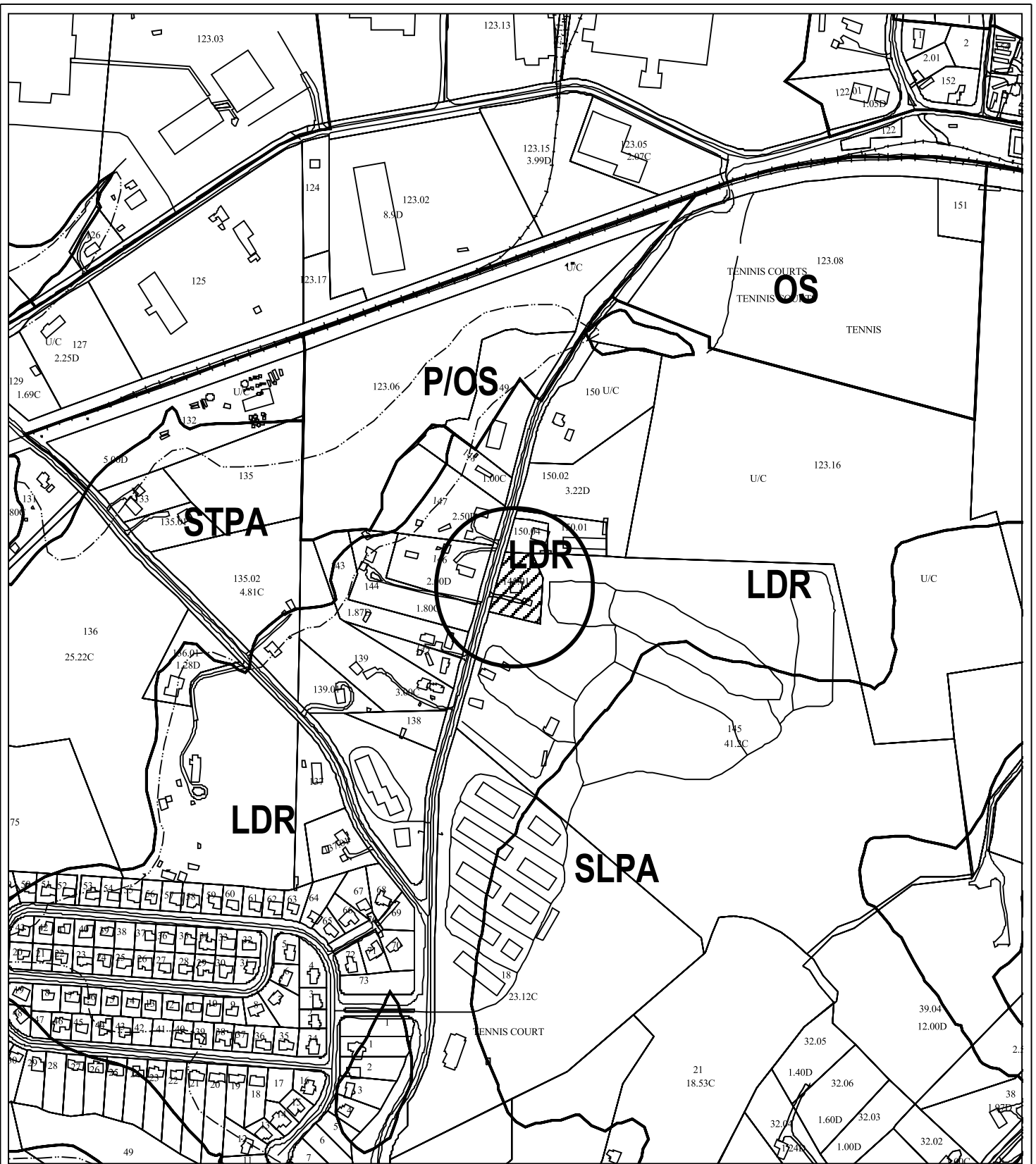
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to office, OB zoning is consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved, this request may lead to future rezoning requests for OB zoning on other properties in the immediate 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 3/24/2008. 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.



**2-B-08-SP/2-J-08-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Walt Dickson

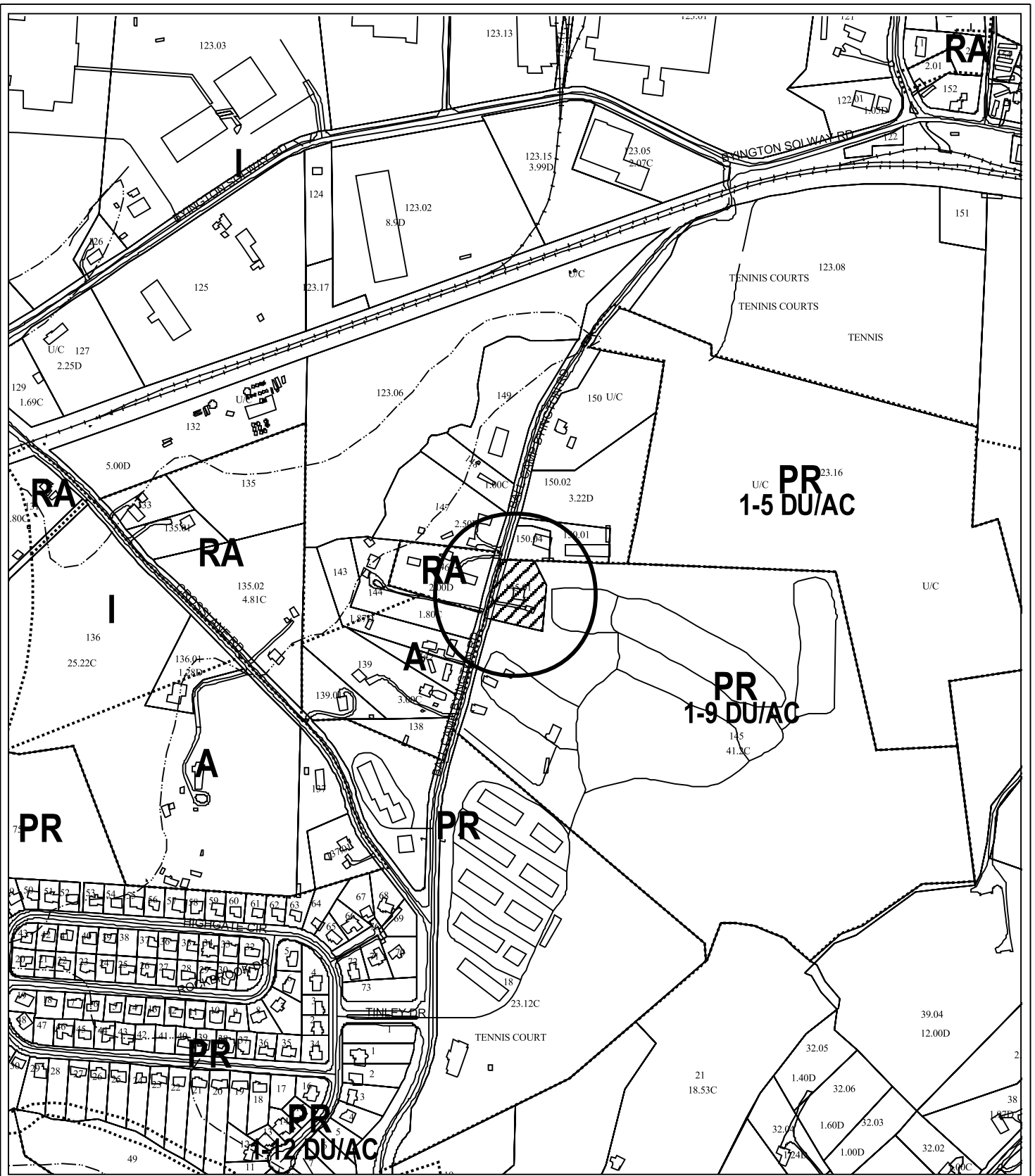
Map No: 90

Jurisdiction: County

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

Original Print Date: 01/28/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902






**2-J-08-RZ
REZONING**

Petitioner: Walt Dickson

Map No: 90

Jurisdiction: County

 From: PR (Planned Residential)
To: OB (Office, Medical, and Related Services)

Original Print Date: 01/28/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

