

▶ **FILE #:** 12-C-17-RZ

AGENDA ITEM #: 41

AGENDA DATE: 12/14/2017

▶ **APPLICANT:** LARISA ONOFRIYCHUK

OWNER(S): Larisa Onofriychuk

TAX ID NUMBER: 90 08702

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2812 Byington Solway Rd

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

▶ **APPX. SIZE OF TRACT:** 2.29 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Byington Solway Rd., a minor collector street with 20' 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 ZONING:** A (Agricultural) and I (Industrial)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Office

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House and business / CA (General Business)

South: House / A (Agricultural)

East: Karns High School / I (Industrial)

West: Byington Solway Rd., vacant land / F (Floodway)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, light industrial and commercial uses under A, I and CA zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning.**

OB zoning is appropriate for this property that is located on a minor collector street and is adjacent to commercial development to the north, zoned CA. The site is located just west of Karns High School, on a stretch of Byington Solway Rd. that is proposed for office uses on the sector plan, consistent with the proposed OB zoning.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY

GENERALLY:

1. This site, which is located along Byington Solway Rd., a minor collector street, is appropriate for office uses, as proposed by the applicant.
2. OB zoning will allow uses compatible with surrounding development and zoning.
3. The site is located between a business to the north and a residence to the south. The proposed OB zoning will establish a transitional area between the two adjacent sites.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested OB zoning district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The OB zoning district also allows residential development as permitted by the RB zoning district.
2. Based on the above description and intent of OB zoning, this property is appropriate to be rezoned to OB, as requested.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Public water and sanitary sewer are available to serve the site.
2. The impact to the streets and school system will depend on the type of development proposed. Byington Solway Rd. is classified as a minor collector street that is sufficient to handle additional traffic that would be generated by uses permitted in the OB zoning district.
3. This proposed amendment of the zoning map will not adversely affect any other part of the County.
4. The proposed OB zoning would allow the subject property to be developed with office or residential uses.

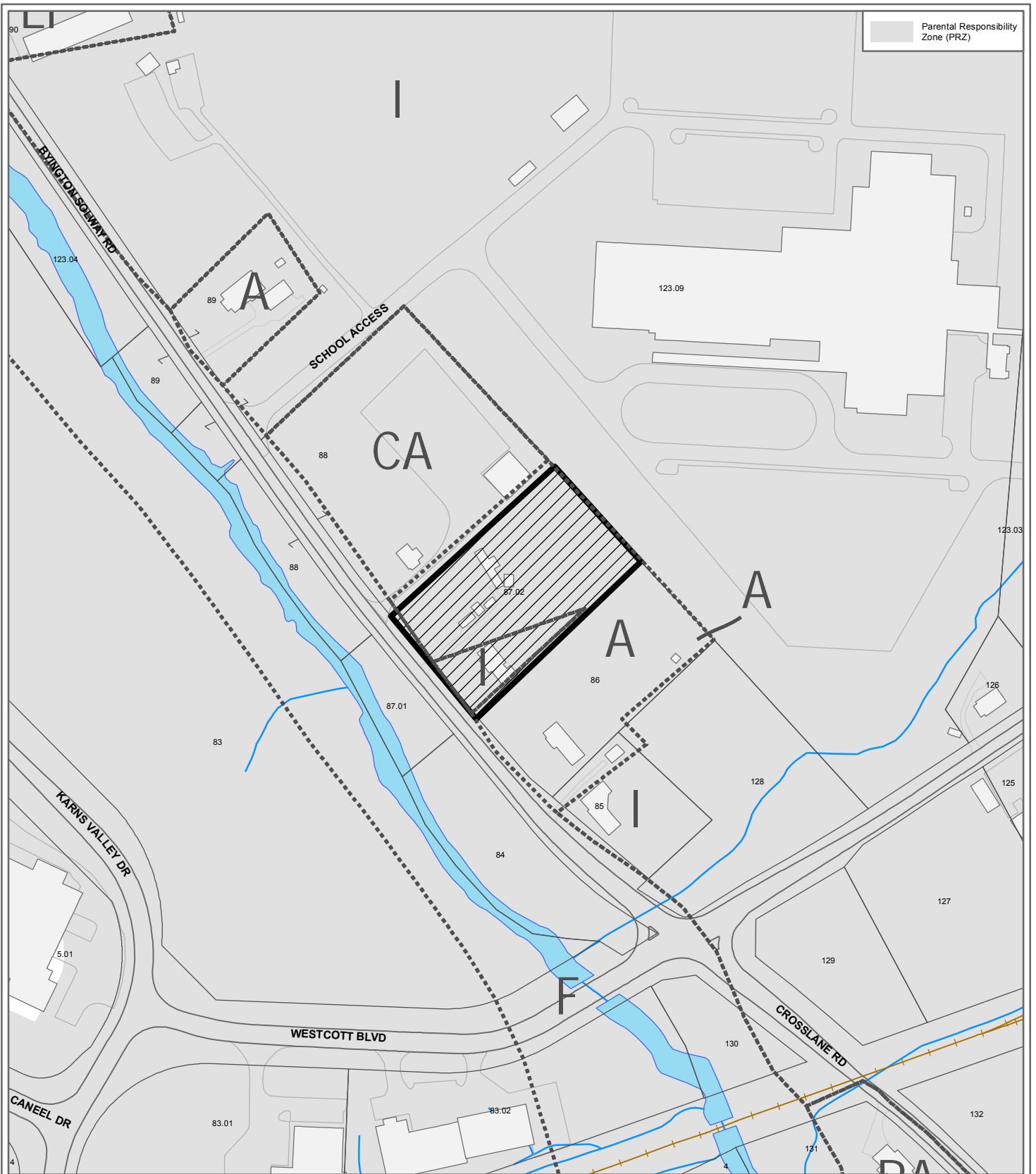
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes office uses for the site, consistent with the proposed OB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2018. 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-C-17-RZ
REZONING**

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



Petitioner: Onofriychuk, Larisa

Map No: 90
Jurisdiction: County



Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Onofriyehuk Larisa Date Filed: 10-16-17 Meeting Date: 12-14-17 Application Accepted by: Sherry Michienzi Fee Amount: \$1000.00 File Number: Rezoning 12-C-17-RZ Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 2812 Byington Solway General Location: Els Byington Solway Rd, north of Westcott Blvd Parcel ID Number(s): 090 08702 Tract Size: 2.29 acres Existing Land Use: Planning Sector: Northwest County Growth Policy Plan: Census Tract: 59.08 Traffic Zone: 216 Jurisdiction: [X] County Commission 6 District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: Onofriyehuk Larisa Company: Address: 2812 Byington Solway Rd City: Knoxville State: TN Zip: 37931 Telephone: 503 2502604 Fax: E-mail: TRUCKINGLUK@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to: PLEASE PRINT Name: Same Company: Address: City: State: Zip: Telephone: Fax: E-mail:

Requested Change

REZONING

FROM: I TO: OB

PLAN AMENDMENT

[] One Year Plan [] Sector Plan FROM: TO:

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form. Signature: [Signature] PLEASE PRINT Name: Onofriyehuk Larisa Company: Address: 2812 Byington Solway Rd City: Knoxville State: TN Zip: 37931 Telephone: 503 2502604 E-mail: TRUCKINGLUK@gmail.com

PROPOSED USE OF PROPERTY

Density Proposed Units/Acre Previous Rezoning Requests: