# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 11-A-01-SP Related File Number: 11-D-01-RZ

**Application Filed:** 10/18/2001 **Date of Revision:** 

Applicant: CBJ, LLC

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

General Location: Southeast side W. Beaver Creek Dr., northeast of Clinton Hwy.

Other Parcel Info.:

Tax ID Number: 67 78 OTHER: (PART SHOWN MDR.) Jurisdiction: County

Size of Tract: 5 acres

Accessibility: Access is via Clinton Hwy., a four lane median divided, major arterial street, and W. Beaver Creek Dr., a

major collector street with 19' of pavement within a 40' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Single family house

**Surrounding Land Use:** 

Proposed Use: Any use permitted by CA zone Density:

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is at the southern end the Clinton Hwy. commercial corridor between Beaver Creek Dr. and

Emory Rd. where properties are zoned CA and CB.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 2914 W Beaver Creek Dr.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

Current Plan Category: Medium Density Residential

Requested Plan Category: Commercial

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## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## MPC ACTION AND DISPOSITION

Planner In Charge: kp

Staff Recomm. (Abbr.): APPROVE Commercial

Staff Recomm. (Full): Expansion of the commercial node at this location is consistent with surrounding CA zoning and

commercial development. The sector plan proposes medium density residential, office and light

industrial use for properties to the northeast along W. Beaver Creek Dr.

Comments: The extension of the commercial zoning on this site should allow for better access with any commercial

development by allowing curb cuts further east on W. Beaver Creek Dr. The severe curve and grade of

Clinton Highway at this location would make direct access to this arterial difficult.

MPC Action: Approved MPC Meeting Date: 11/8/2001

**Details of MPC action:** 

Summary of MPC action: APPROVE Commercial

Date of MPC Approval: 11/8/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 12/17/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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