

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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

File Number: 2-O-04-RZ **Related File Number:** 2-D-04-SP
Application Filed: 1/26/2004 **Date of Revision:**
Applicant: STERLING WEBB
Owner:

PROPERTY INFORMATION

General Location: Northeast side Oak Ridge Hwy., northwest Ridgedale Rd.
Other Parcel Info.:
Tax ID Number: 79 J A 001,002 **Jurisdiction:** County
Size of Tract: 11.81 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family dwelling, commercial building and vacant land.
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 6523 Oak Ridge Hwy.
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 for this site but adjoining property was zoned CA in 2000
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Ken Pruitt

Staff Recomm. (Abbr.): DENY CA zoning, based on the sector plan recommendation to deny

Staff Recomm. (Full): Commercial uses at this location would not be compatible with nearby residential development. The subject property is also characterized by moderate slopes within a three hundred foot area along the north property line. Two sinkholes are also located on the site, and a stream crosses the property along its western boundary.

Comments:

MPC Action: Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial)

Date of MPC Approval: 2/12/2004

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Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**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: 3/22/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: