

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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

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**File Number:** 3-A-07-UR                      **Related File Number:**  
**Application Filed:** 1/26/2007              **Date of Revision:**  
**Applicant:** DMITRIY FAKASHCHUK

## PROPERTY INFORMATION

**General Location:** North side of Tipton Station Rd., west side of Henry Haynes Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 304                      **Jurisdiction:** County  
**Size of Tract:** 4.16 acres  
**Accessibility:** Access is via Tipton Station Rd., a major collector street with a 20' pavement width within a 35' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Former business (WRT Hydraulics)  
**Surrounding Land Use:**  
**Proposed Use:** Auto salvage                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This industrial zoned property is located in an area that has developed as rural residential uses within an A (Agricultural) zoning district.

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

**Street:** 511 Tipton Station Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant

Staff Recomm. (Full):

Comments: The applicant was proposing to operate an auto salvage business at a site that was originally a school and had most recently been used as business (WRT Hydraulics) under I (Industrial) zoning. The applicant has requested the withdrawal because the variance request to allow the storage yard less than 300' from an established residential zone (property surrounded by A (Agricultural) zoning) was denied by the Knox County Board of Zoning Appeals on February 28, 2007.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 3/8/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 3/8/2770

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: