CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-J-01-RZ Related File Number:

2/6/2001 Date of Revision: **Application Filed:**

Applicant: WEST HAVEN MINISTRIES

Owner:



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PROPERTY INFORMATION

General Location: South side Everett Rd., east of Watt Rd., north side I-40/75

Other Parcel Info.:

Tax ID Number: 141 58 Jurisdiction: County

Size of Tract: 10.1 acres

Access is via Everett Rd., a minor arterial street with 20' of pavement within a 40' right-of-way. Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Business uses Density:

Sector Plan: Northwest County **Sector Plan Designation:**

Planned Growth Area **Growth Policy Plan:**

This site is within a rural area around the Watt Rd/ I-40/75 interchange that has developing with **Neighborhood Context:**

highway oriented commercial uses under CA and CB zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CB (Business and Manufacturing)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Non noted for this site, but the adjacent CB zoning was approved in 2000. (3-M-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 CB (Business & Manufacturing).

Staff Recomm. (Full): CB zoning is found to the north and west of this site and would permit expansion of the adjacent

business onto the property. The sector plan proposes rural residential use for this site.

Comments: This church site was intended to be the transitional use between commercial and residential uses;

however, several parcels to the east of the church are being used to store heavy equipment. CB zoning

of this site will not significantly change the character of this area.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action:

Summary of MPC action: APPROVE CB (Business & Manufacturing)

Date of MPC Approval: 3/8/2001 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: 4/23/2001 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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