

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-B-01-RZ **Related File Number:**
Application Filed: 3/8/2001 **Date of Revision:**
Applicant: MARK CAWOOD
Owner:

PROPERTY INFORMATION

General Location: East side Byington Beaver Ridge Rd., north of Byington Solway Rd.
Other Parcel Info.:
Tax ID Number: 90 L A 1 **Jurisdiction:** County
Size of Tract: 0.4 acres
Accessibility: Access is via Byington Beaver Ridge Rd., a major collector street with 20 ft of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Any use permitted by I zoning. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is on the edge of residential and industrial zoning that has developed with residences and businesses.

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

Street: 2506 Byington Beaver Ridge Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: Property was zoned RA in 1999.
Extension of Zone: Yes
History of Zoning: Property, formerly zoned I, was zoned RA along with the adjoining two lots to the south and east in 1999 (2-C-99-RZ).

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: kp

Staff Recomm. (Abbr.): APPROVE I (Industrial)

Staff Recomm. (Full): There is Industrial zoning in place to the north and west of the site with businesses noted to the southwest. The sector plan proposes industrial and low density residential uses for this site.

Comments: Single family uses along Byington Beaver Ridge Rd. are adversely impacted by the high volume of traffic on this street, which includes many commercial vehicles that travel from the Karns/Byington Industrial Park to Oak Ridge Hwy. This property was zoned RA in 1999 and subdivided into three lots. This site has the original residence and will be used for office or business development.

MPC Action: Approved

MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE I (Industrial)

Date of MPC Approval: 4/12/2001

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: 5/29/2001

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: