CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:	5-B-08-RZ	Related File Number:
Application Filed:	3/24/2008	Date of Revision:
Applicant:	BEAVER CREEK LAND COMPANY, LLC	

PROPERTY INFORMATION

General Location:	Southeast side E. Beaver Creek Dr., southwest of Leopard Way		
Other Parcel Info.:			
Tax ID Number:	57 108.02 OTHER: PORTION ZONED CA	Jurisdiction:	County
Size of Tract:	4 acres		
Accessibility:	Access is via E. Beaver Creek Dr., a two-lane, major collector street with 20' of pavement within a 50' right-of-way		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Condominiums		Density:
Sector Plan:	North County	Sector Plan Designation:	Office
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	This undeveloped CA and RB zoned site is in an area of residential uses that includes both attached and detached housing that have developed under RB, R-2, and RP-1 zones. The largely undeveloped CA zoning in the area is out of character with the established residential uses.		

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

Street:

406 E Beaver Creek Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:CA (General Business)Former Zoning:Requested Zoning:RB (General Residential)Previous Requests:5-I-80-RZExtension of Zone:YesHistory of Zoning:None noted

PLAN INFORMATION (where applicable)

Current 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.:

	M	PC ACTION AND DISPO	SITION		
Planner In Charge:	Ken Pruitt				
Staff Recomm. (Abbr.):	APPROVE OB (Office medical and Related Services) zoning for the CA (General Business) zoned portion of this site. (Applicant requested RB zoning.)				
Staff Recomm. (Full):	OB zoning is consistent with the adopted sector plan and permits office, or residential uses as regulated by the RB zone, which is the zoning on the remainder of this property. The sector plan proposes office use in place of the present CA zoning in the area. The OB zone permits office uses or residential uses as regulated by the RB zone and would be compatible with surrounding residential development and zoning which includes attached and detached residential uses within both RP-1, R-2 and RB zoning.				
Comments:	Imments: NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The recommended OB zone, or the requested RB zone, permit uses the surrounding residential zoning and development pattern and will rem from a portion of this site. 2. The recommended OB zone permits residential uses subject to RB rentire site to be residentially developed under the RB requirements, or a mixed use development of office and residential uses.				
	 THE EFFECTS OF THE PROPOSAL Public water and sewer are available to serve the site. E. Beaver Creek Dr., a two lane major collector street, should be able to accommodate the additional traffic from this site. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties. 				
	 CONFORMITY OF THE PROPOSAL TO THE ADOPTED PLANS 1. This proposal is consistent with the North County Sector Plan which proposes Office use in place of the CA zoning in this area. 2. Staff would anticipate receiving similar OB zoning requests in this area in the future if the staff recommendation is approved. 				
MPC Action:	Approved		MPC Meeting Date: 5/8/2008		
Details of MPC action:					
Summary of MPC action:	APPROVE OB (Office, Medical, and Related Services) for the CA (General Business) zoned portion of this site				
Date of MPC Approval:	5/8/2008	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:				
	LEGISI	LATIVE ACTION AND D	ISPOSITION		

Legislative Body:Knox County CommissionDate of Legislative Action:6/23/2008Date of Legislative Action, Second Reading:Ordinance Number:Other Ordinance Number References:Disposition of Case:ApprovedDisposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: