

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

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File Number: 5-U-02-RZ **Related File Number:**
Application Filed: 4/22/2002 **Date of Revision:**
Applicant: JOHN SANDERS
Owner:

PROPERTY INFORMATION

General Location: East side of Bearden Park Cir., southwest side of Erin Dr.
Other Parcel Info.:
Tax ID Number: 121 H A 12, 13 **Jurisdiction:** City
Size of Tract: 2 acres
Accessibility: Access is via Bearden Park Circle, a local street with 50' of right of way and 26' of pavement width, or via Erin Dr., a local street with 50' of right of way and 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant office/warehouse building
Surrounding Land Use:
Proposed Use: Light manufacturing, warehousing, research and development **Density:**
laboratory for medical devices
Sector Plan: West City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed as a business park under C-4, C-6 and O-1 zoning.

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

Street: 520 Bearden Park Cir
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is compatible with the surrounding land uses and zoning pattern and is consistent with the zoning of the majority of the surrounding Baum Drive Business Park. The West City Sector Plan designates this site for commercial use.

Comments: The C-6 zoning district requires site plan review and approval by MPC staff prior to development of the site. Landscaping, setbacks and other requirements of the C-6 zone will minimize the impact of new development on surrounding properties.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 5/9/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 6/11/2002

Date of Legislative Action, Second Reading: 6/25/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: