

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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www.knoxmpc.org

File Number: 6-J-02-UR **Related File Number:**
Application Filed: 5/13/2002 **Date of Revision:**
Applicant: SAMUEL J. FURROW
Owner:

PROPERTY INFORMATION

General Location: East side of Sherrill Blvd., west side of Mabry Hood Rd. and south of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 118 196 **Jurisdiction:** City
Size of Tract: 17.7 acres
Accessibility: Access is via Mabry Hood Rd., a minor collector street with a pavement width of 18' and a required 60' right-of-way. The site also has frontage on Sherrill Blvd., a minor collector street that serves as a frontage road for development along this portion of Pellissippi Parkway.

GENERAL LAND USE INFORMATION

Existing Land Use: Towing operation
Surrounding Land Use:
Proposed Use: Relocation of existing Towing Operation **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the Technology Corridor that has been developing with offices and research and development uses, primarily under BP-1, BP, and other planned development zones.

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

Street: 10201 Sherrill Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP-1 (Business and Technology Park) & TO-1 (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This site was rezoned from A (Agricultural) to SP (Scientific Production) in 1983. The site was later rezoned to BP-1 (Business and Technology Park) when it was annexed into the City.

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:

Tom Brechko

Staff Recomm. (Abbr.):

WITHDRAW the Use-on-Review as requested by the applicant.

Staff Recomm. (Full):

Comments:

The applicant is requesting a Use-on-Review approval for the relocation of the existing Cedar Bluff Towing operation on the same site. The proposed location for the business is the eastern half of the site with access only to Mabry Hood Rd. A towing operation is not a listed use under the BP-1 (Business and Technology Park) District. However, the zoning ordinance will allow a legally established business to relocate on the same property.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 8/8/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 6/13/2002-7/11/2002

Date of Withdrawal:

8/8/2002

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: