CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 7-F-01-RZ Related File Number:

Application Filed: 6/11/2001 **Date of Revision:**

Applicant: JERRY DRAIN, CONSTRUCTION

Owner:



Suite 403 • City County Building 4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of Beaver Ridge Rd., east of Dyestone Gap Rd.

Other Parcel Info.:

Tax ID Number: 78 151.05 Jurisdiction: City

Size of Tract: 0.36 acre

Accessibility: Access is via Beaver Ridge Rd., a major collector street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Office and equipment storage Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of a commercial area that is developing with contractor and service businesses under

CA zoning.

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

Street: 5935 Beaver Ridge Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: CB (Business and Manufacturing)

Previous Requests: No Extension of Zone: No

History of Zoning: None noted for this site, but the property to the east was zoned CA in 1996.

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) zoning

Staff Recomm. (Full): CB zoning is consistent with other commercial zoning found in the area and with the type of businesses

found along this section of Oak Ridge Hwy. The sector plan proposes commercial use for this site.

Comments: Existing commercial development in the vicinity of this site includes auto repair and other service

businesses similar to the applicant's proposal. Although the Beaver Ridge Rd. pavement is only 18'

wide in this area, the site is within 1200' of the Oak Ridge Hwy. intersection.

MPC Action: Approved MPC Meeting Date: 7/12/2001

Details of MPC action:

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

Date of MPC Approval: 7/12/2001 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: 8/27/2001 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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