

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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY CA (General Business) zoning.

Staff Recomm. (Full):

CA zoning of this site would not be appropriate, given its location within a stream protection area along Grassy Creek, the moderate slopes that affect a portion of the site, and the property's location near major off-set intersections along Oak Ridge Highway.

Comments:

Although the sector plan designates this site for mixed use commercial, office or residential uses, this request for CA zoning should not be approved. Along the property's southwest boundary is the flood fringe area for Grassy Creek, a tributary of Beaver Creek. Soils in this area are "high hazard" soils and are problematic for flooding. Along the property's southeast boundary are slopes that range from 15 to 20%, terrain that is not suitable for the intense commercial uses permitted under CA zoning. Finally, commercial development of this and other properties in this area are premature until improvements can be made to the Oak Ridge Highway/Schaad Road intersection. The off-set intersections of Schaad Road and Ball Camp Pike with Oak Ridge Highway result in a high volume of turning movements, which would be increased by additional commercial development. This would add to a hazardous situation for traffic moving through the area. Other options for the development of this property might be a commercial development under PC (Planned Commercial) zoning, or as a commercial site in a larger mixed use development under a planned zone.

MPC Action:

Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

Approve PC (Planned Commercial)

Summary of MPC action:

APPROVE PC (Planned Commercial)

Date of MPC Approval:

7/11/2002

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Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**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:

8/26/2002

Date of Legislative Action, Second Reading: 9/23/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Approved CA General Business

Date of Legislative Appeal:

Effective Date of Ordinance: