CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

8-F-01-SP File Number: Related File Number: 8-M-01-RZ Application Filed: 7/28/2001 Date of Revision: TRANTANELLA CONSTRUCTION / SOUTHLAND GROUP, INC. Applicant: Owner:

PROPERTY INFORMATION

General Location: Northwest side E. Beaver Creek Dr., southwest of Dry Gap Pike. **Other Parcel Info.:** Tax ID Number: 47 166 Jurisdiction: County Size of Tract: 5.26 acres Access is via E. Beaver Creek Dr., a major collector street with 18' of pavement width and 40 to 60' of Accessibility: right of way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and mobile home		
Surrounding Land Use:			
Proposed Use:	Commercial development		Density:
Sector Plan:	North County	Sector Plan Designation:	Medium Density Residential
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	The intersection of E. Beaver Creek Dr. and Dry Gap Pike has been developed with commercial uses. Properties located west of the intersection along E. Beaver Creek Dr. have been developed residentially.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	CA (General Business)
Previous Requests:	
Extension of Zone:	No
History of Zoning:	None noted.

PLAN INFORMATION (where applicable)

Medium Density Residential and Stream Protection **Current Plan Category:**

Requested Plan Category: Commercial



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1307 E Beaver Creek Dr

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:	MAB					
Staff Recomm. (Abbr.):	APPROVE OFFICE sector plan amendment. (Applicant requested COMMERCIAL.) This recommendation has been revised since the Sept. 13 meeting. Staff recommended denial of COMMERCIAL last month.					
Staff Recomm. (Full):	Commercial use of the site is inappropriate because of the designation of a large portion of the site as stream protection area and its proximity to residential uses to the south and west. The drainage creek to the east of the site represents a logical stopping point for commercial zoning and development heading west along E. Beaver Creek Dr. Office uses are more appropriate than commercial to establish a transition between commercial and residential. The OFFICE designation is similar in intensity to the current MEDIUM DENSITY RESIDENTIAL designation.					
Comments:						
MPC Action:	Approved		MPC Meeting Date: 10/11/2001			
Details of MPC action:						
Summary of MPC action:	APPROVE OFFICE					
Date of MPC Approval:	10/11/2001	Date of Denial:	Postponements: 8/9/01, 9/13/01			
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	11/19/2001	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved as Modified	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Approved Commercial		
Date of Legislative Appeal:		Effective Date of Ordinance: