

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
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

**File Number:** 8-G-01-RZ                      **Related File Number:** 8-D-01-SP  
**Application Filed:** 6/26/2001              **Date of Revision:**  
**Applicant:** ROBERT MONDAY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Oak Ridge Hwy., south side Beaver Ridge Rd., northwest of Hazel Nut Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 79 43    **Jurisdiction:** County  
**Size of Tract:** 3 acres  
**Accessibility:** Access is via Oak Ridge Hwy., a major arterial street with 23' of pavement width and 120' of right of way or via Beaver Ridge Rd., a local street with 18' of pavement width and 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Knox County waste collection site and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Several offices    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is currently developed with a Knox County Solid Waste and Recycling Convenience Center. The area north of Beaver Ridge Rd. has been developed with residential uses under PR zoning. The area southwest of the site on the south side of Oak Ridge Hwy. has been developed with commercial uses under CA and CB zoning.

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

**Street:** 4718 Beaver Ridge Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes. Extension of OB to the south across Oak Ridge Hwy.  
**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:

MAB

Staff Recomm. (Abbr.):

APPROVE OB (Office, Medical & Related Services).

Staff Recomm. (Full):

Office uses at this location will provide a logical transition between commercial to the southeast and residential to the north.

Comments:

The Northwest County Sector Plan designates this site for low density residential. The sector plan amendment to office is required prior to approval of this zoning request.

Uses permitted under OB zoning will likely be developed fronting Oak Ridge Hwy. for maximum exposure. However, the site could be accessed via Beaver Ridge Rd., in order to eliminate new curbcuts along this section of Oak Ridge Hwy. Office development at this location would not directly face houses and establishing OB zoning would prevent possible commercial requests at this site, which would be inappropriate.

A Knox County Solid Waste and Recycling Convenience Center currently exists on the site. This facility may need to be relocated if the property is to be developed with office uses. The area designated for stream protection should be protected with development of the site.

MPC Action:

Approved

MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical & Related Services).

Date of MPC Approval:

8/9/2001

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:

9/24/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: