

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

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File Number: 8-M-01-RZ **Related File Number:** 8-F-01-SP
Application Filed: 7/12/2001 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION / SOUTHLAND GROUP, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest side E. Beaver Ridge Dr., southwest of Dry Gap Pike.
Other Parcel Info.:
Tax ID Number: 47 166 **Jurisdiction:** County
Size of Tract: 5.26 acres
Accessibility: Access is via E. Beaver Creek Dr., a major collector street, with 18' of pavement width and 40 to 60' of 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:**
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: None noted
Extension of Zone: Yes. Extension of CA to the east.
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 and Related Services). (Applicant requested CA.) This recommendation has been revised since the Sept. 13 meeting. Staff recommended denial of CA last month.

Staff Recomm. (Full): OB zoning will create a transitional zoning between the commercial to the east and residential to the west and will provide the applicant with reasonable development options for the property.

Comments: The North County Sector Plan designates this site for medium density residential (MDR) uses and stream protection. A sector plan amendment to commercial has been requested and advertised for the entire site. Staff is recommending amending the sector plan to OFFICE, which is similar in intensity to the MDR designation. The property is more suitable for lower intensity uses as currently proposed by the sector plan. The area designated for stream protection covers a large portion of the site on the eastern half. (See Sector Plan Amendment map.) This portion of the site will need to be protected during any future development of the site.

At the September 13 MPC meeting, an issue was discussed as to how the zoning of this property effects the status of the one-half acre property on the southwest corner of the site. The owner of this property has purchased this property but has not received a deed for it. Under the current Agricultural zoning of the property, a one-half acre lot is non-conforming. OB zoning allows single family dwellings on 10,000 square feet lots when served by sanitary sewer, so the one-half acre lot with a dwelling would be in conformance with the zoning ordinance under the OB requirements.

MPC Action: Approved

MPC Meeting Date: 10/11/2001

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical and Related Services)

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 CA General Business

Date of Legislative Appeal:

Effective Date of Ordinance: