

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-Q-04-RZ                      **Related File Number:**  
**Application Filed:** 7/22/2004              **Date of Revision:**  
**Applicant:** ROY AND LELA LAMBERT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side W. Beaver Creek Dr., northeast side Ammons Ln., northeast of Clinton Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 67 070    **Jurisdiction:** County  
**Size of Tract:** 4.5 acres  
**Accessibility:** Access is via W. Beaver Creek Dr., a major collector street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Houseboat manufacturing and other commercial uses                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is adjacent to commercial and agricultural zoning and mixed business and residential uses .

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

**Street:** 2719 W Beaver Creek Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:**  
**Extension of Zone:** No  
**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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CB (Business and Manufacturing) zoning

Staff Recomm. (Full): CB zoning is an extension of commercial zoning from the west across Ammons Lane and south across W. Beaver Creek Dr. to include this parcel. The sector plan proposes low density residential use for this site with commercial to the west and south.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The properties to the west and south are zoned CA and shown as commercial by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner consistent with the established uses and zoning of surrounding properties.
2. A Commercial designation and CB zoning would permit a range of commercial uses compatible with other commercial and industrial zoning in the area. A commercial pattern around the W. Beaver Creek/Clinton Hwy. intersection has emerged in this area.
3. Development permitted under the requested CB zoning is compatible with the scale and intensity of the surrounding development and zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. CB development will impact W. Beaver Creek Dr. with additional turning movements in this area, but it will have no impact on schools.
3. CB zoning allows uses that are compatible with surrounding zoning and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Sector Plan proposes low density residential use for this site with commercial to the west and south.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to similar requests in the future for other properties along W. Beaver Creek Dr. to the northeast.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

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

Date of MPC Approval: 8/12/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 9/27/2004

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:**