



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 3-A-07-UR

AGENDA ITEM #: 75

AGENDA DATE: 3/8/2007

▶ **APPLICANT:** DMITRIY FAKASHCHUK

OWNER(S): VICKY BROWNING

TAX ID NUMBER: 137 304

JURISDICTION: County Commission District 9

▶ **LOCATION:** North side of Tipton Station Rd., west side of Henry Haynes Rd.

▶ **APPX. SIZE OF TRACT:** 4.16 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Rd., a major collector street with a 20' pavement width within a 35' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

▶ **ZONING:** I (Industrial)

▶ **EXISTING LAND USE:** Former business (WRT Hydraulics)

▶ **PROPOSED USE:** Auto salvage

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)

South: Vacant land / A (Agricultural)

East: Residences and greenhouse business / A (Agricultural)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This industrial zoned property is located in an area that has developed as rural residential uses within an A (Agricultural) zoning district.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant

COMMENTS:

The applicant was proposing to operate an auto salvage business at a site that was originally a school and had most recently been used as business (WRT Hydraulics) under I (Industrial) zoning. The applicant has requested the withdrawal because the variance request to allow the storage yard less than 300' from an established residential zone (property surrounded by A (Agricultural) zoning) was denied by the Knox County Board of Zoning Appeals on February 28, 2007.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



3-A-07-UR
USE ON REVIEW



Auto salvage in I (Industrial)

Original Print Date: 02/22/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

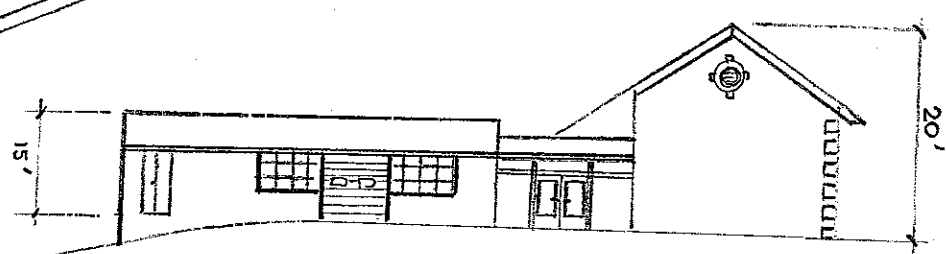
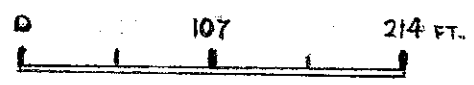
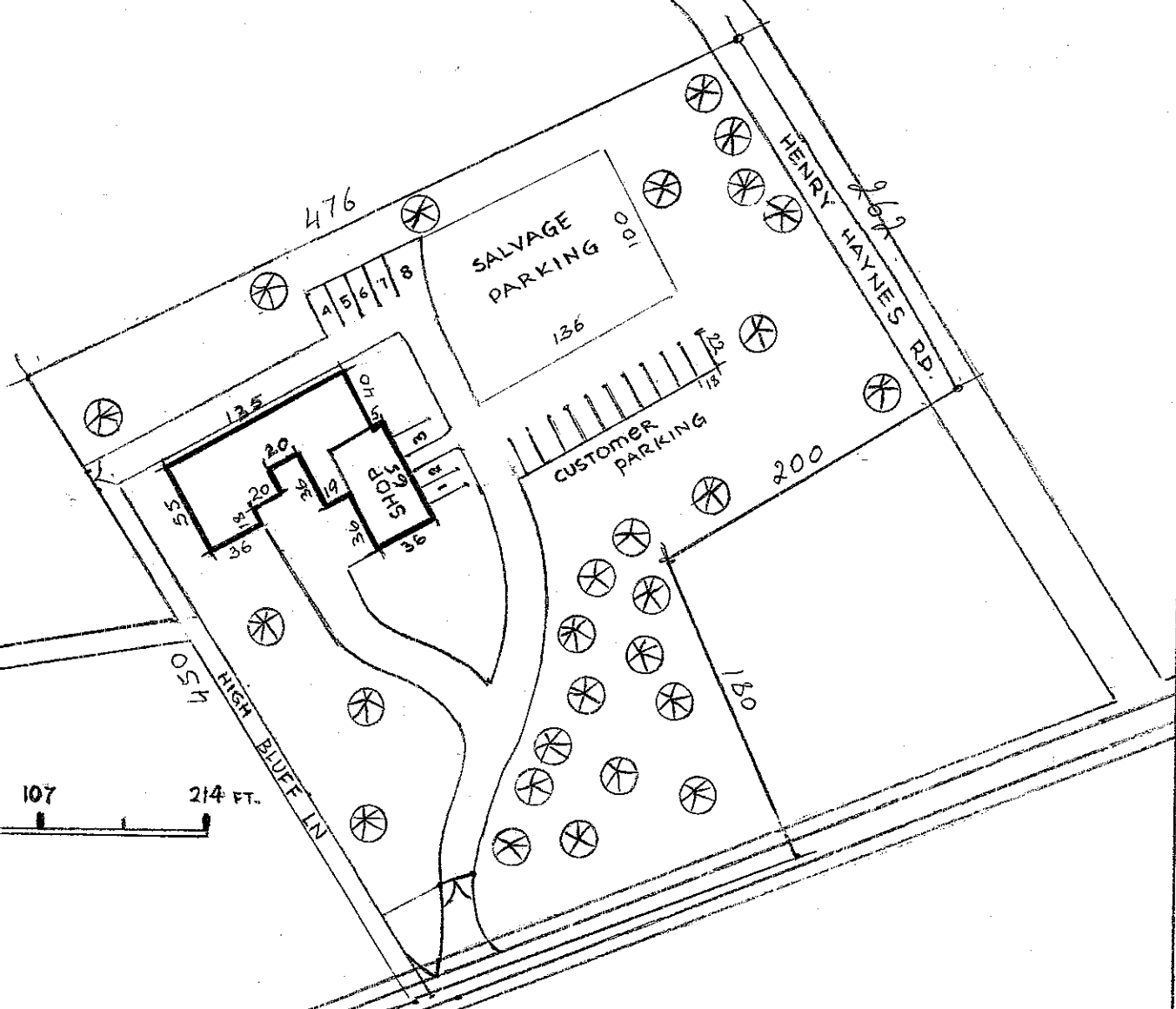
Petitioner: Dmitry Fakashchuk

Map No: 137

Jurisdiction: County



511 TIPTON STATION
KNOXVILLE, TN 37920



U.O.R.
3-A-07-UR
DATE MPC March 8, 2007

Agenda Item No. 75