

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 1-B-06-SP **Related File Number:** 1-M-06-RZ
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: PULL-A-PART, LLC
Owner:

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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PROPERTY INFORMATION

General Location: North side Old Rutledge Pike, southeast side Rutledge Pike
Other Parcel Info.:
Tax ID Number: 60 136 **Jurisdiction:** County
Size of Tract: 21.6 acres
Accessibility: Access is via Rutledge Pike, a median divided, 4 lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Equipment parking and contractors storage yard
Surrounding Land Use:
Proposed Use: Auto parts sales business **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within a non residential development area of Rutledge Pike where properties are zoned I, CB and CA.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: C (Commercial)
Requested Plan Category: LI (Light Industrial)

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 LI (Light Industrial) designation

Staff Recomm. (Full): Light Industrial designation is consistent with surrounding commercial and industrial zoning and development. The sector plan proposes commercial use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended Industrial designation and I zoning are compatible with the scale and intensity of the surrounding zoning pattern.
2. There are CB zoned properties to the east of the site on the same side of Rutledge Pike.
3. Industrial designation and I zoning will allow the proposed auto parts salvage business, which is similar to other uses along Rutledge Pike, to be considered as a use-on review, .

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Rutledge Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended I zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the Northeast County Sector Plan amendment from commercial to industrial use for this site will make the plan consistent with the proposal.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for industrial uses in the immediate area.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 1/12/2006

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: 2/27/2006

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:

