

# 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:** 1-C-01-RZ                      **Related File Number:**  
**Application Filed:** 12/6/2000              **Date of Revision:**  
**Applicant:** BEN BOWER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Valgro Rd., east of Sevierville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 138 273,273.03,274.02                      **Jurisdiction:** County  
**Size of Tract:** 19 acres  
**Accessibility:** Access is via Valgro Rd., a local street with 18' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Metal fabrication plant making awnings and steel structures  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing use                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:**  
**Neighborhood Context:** This industrial site is surrounded by vacant agriculturally zoned land, with single family housing to the north and west within RA and A zones.

### 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:** I (Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None for this site, but other properties in the area have been zoned LI and CB over the years.

### 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:

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial).

Staff Recomm. (Full): This property is within a small industrial area of several businesses that have emerged over a 40-year period. Several of these businesses have been zoned to reflect their use. This request will continue that trend by zoning an existing business site to a district classification that permits the use. The sector plan proposes rural residential use for this site and the surrounding property.

Comments: The LI zone will permit the current use of this property and other nearby business uses. LI protects surrounding nonresidential property by restricting the range of permitted industrial activities to uses which would not increase the impact of this established area on surrounding properties. The other nearby established businesses should request to be zoned LI also to reflect their current use.

MPC Action: Approved MPC Meeting Date: 1/11/2001

Details of MPC action:

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 1/11/2001 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: 2/26/2001 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: