APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:1-L-01-PARelated File Number:Application Filed:12/20/2000Date of Revision:Applicant:I-40 CONSTRUCTION SERVICES, L.L.C.

Owner:

PROPERTY INFORMATION

General Location:South side of I-40, east of Rutledge Pk., west of Spring Hill Rd.Other Parcel Info.:Jurisdiction:Tax ID Number:71 I A 028Size of Tract:4.745 acresAccessibility:Access is via an easement to Spring Hill Rd., a local street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION							
Existing Land Use:	Vacant						
Surrounding Land Use:							
Proposed Use:	To make property zoning consistent with adjacent property		Density:				
Sector Plan:	East City	Sector Plan Designation:					
Growth Policy Plan:							
Neighborhood Context:	This vacant site is part of an older residential area located between I-40 and Asheville Hwy. within R-2 and R-1A zoning. The LI area to the east which is zoned I-3 was used as a rock quarry during the construction of I-40. A heating and air conditioning business is located on part of the site.						

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 R-2 (General Residential)

 Former Zoning:
 Former Zoning:

 Requested Zoning:
 Former Zoning:

 Previous Requests:
 Former Zoning:

 Extension of Zone:
 Yes

 History of Zoning:
 None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)



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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.):	DENY LI (Light Industrial).			
Staff Recomm. (Full):	The LI area adjacent to the subject property includes the only industrial property south of the interstate. It should not be expanded because industrial expansion will have a detrimental impact on the adjacent residential development with industrial traffic and noise. The property is only served by an easement which connects to a minor residential street. The sector plan proposes medium density residential use for this site.			
Comments:	Industrial expansion south of the interstate would intrude into a small established residential area that has already been adversely impacted by the commercial development around the Rutledge Pike/I-40 interchange and along Asheville Hwy. Approval of this request would remove a 4.7 acre tract of vacant residential property for development and make surrounding residential property less desirable for continued residential use.			
MPC Action:	Approved		MPC Meeting Date: 1/11/2001	
Details of MPC action:	approve LI			
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:	City Council			
Date of Legislative Action:	2/6/2001	Date of Legislative Action, Second Reading: 2/20/2001		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved	
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		