# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-C-01-PA Related File Number:

**Application Filed:** 9/11/2001 **Date of Revision:** 

**Applicant:** GEORGE MCAFEE, JR.

Owner:

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE
Suite 403 • City County Building

Suite 403 • City County Building 4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** South side I-40, east side Nichols Ave., east of Cherry St.

Other Parcel Info.:

Tax ID Number: 82 G B 1 Jurisdiction: City

Size of Tract: 24.77 acres

Accessibility: Access is via Nichols Ave., a local street with 22' of pavement within a 40' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Contractor's equipment storage yard Density:

Sector Plan: East City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This sloping, wooded site is within an older, predominately single family neighborhood located south of I-

40 and north of Magnolia Ave. that is zoned R-1A.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone: No

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: LI (Light Industrial)

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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: Ken Pruitt

Staff Recomm. (Abbr.): DENY One Year Plan amendment to LI (Light Industrial) designation for this site

Staff Recomm. (Full): Approval of light industrial uses on this site would be contrary to the surrounding established single

family development and the Knoxville Zoo located to the east. The sector plan proposes parks and

public open space uses for this area.

**Comments:** Although the site fronts along the south side of I-40, direct vehicle access is provided only by local

residential street connections from Cherry St., which are not appropriate for industrial traffic. The site

also has areas of steep slope and sinkholes which are not suited to industrial development.

MPC Action: Denied MPC Meeting Date: 10/11/2001

**Details of MPC action:** 

Summary of MPC action: DENY One Year Plan amendment to LI (Light Industrial) designation for this site

Date of MPC Approval: Date of Denial: 10/11/2001 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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