

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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: 10-G-07-PA **Related File Number:** 10-J-07-RZ
Application Filed: 8/30/2007 **Date of Revision:**
Applicant: CHAMCO INVESTMENTS

PROPERTY INFORMATION

General Location: Northeast side Coster Rd., southeast of E. Inskip Dr.
Other Parcel Info.:
Tax ID Number: 69 I C 021 OTHER: PORTION ZONED R-2 **Jurisdiction:** City
Size of Tract: 23363 square feet
Accessibility: Access is via Coster Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Light industrial
Surrounding Land Use:
Proposed Use: Light industrial **Density:**
Sector Plan: North City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of a small established industrial area that has occurred under I-2 and I-3 zones.

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

Street: 4610 Coster Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: I-2 (Restricted Manufacturing and Warehousing)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Parks, Recreation Facilities, Cemeteries
Requested Plan Category: LI (Light Industrial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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):

LI Light Industrial designation of this portion of the site will put all of the property under the same land use designation. This small triangle addition was acquired from the school board to provide a driveway connection between parcels 21 and 23, and is all under the same ownership.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The LI designation and I-2 zoning will put the same plan designation and zone district on the applicant's property. The use is compatible with the scale and intensity of the surrounding industrial development and zoning pattern.

2. The requested LI and I-2 zoning will allow the existing business located on this site to have the driveway access connecting the two parcels of the property under the same land use designation and zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposed reclassification and zoning will not change the use of this property or impact adjacent uses

3. This LI plan designation and I-2 zoning will have the same impact on surrounding properties as the existing use and is compatible with the scale and intensity of the industrial development and zoning found in the area.

4. The site is currently being used for light industrial use. There will be no additional traffic impact on the surrounding street system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This surplus portion of school property was acquired from the Knox County School Board several years ago by the adjoining property owner. The LI designation and I-2 zoning extension reflect the current use of the property rather than the P (Public) currently shown for this site by the One Year Plan.

2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action:

LI (Light Industrial)

Date of MPC Approval:

10/11/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

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: