

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 12-A-02-RZ                      **Related File Number:** 12-B-02-SP  
**Application Filed:** 11/12/2002              **Date of Revision:**  
**Applicant:** SHIRLEY COLLIER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side E. Raccoon Valley Rd., northeast of I-75  
**Other Parcel Info.:**  
**Tax ID Number:** 17 035,036                      **Jurisdiction:** County  
**Size of Tract:** 2.5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** House and repair shop  
**Surrounding Land Use:**  
**Proposed Use:** Repair and construction of trailers.                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:**  
**Neighborhood Context:**

### 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:**  
**Extension of Zone:**  
**History of Zoning:**

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE LI (Light Industrial) with the following conditions:

Staff Recomm. (Full):

1) Use of the property be limited to repair and construction of trailers, or  
 2) MPC approval of restrictions similar to those established for East Bridge Business Park prior to any reuse of the property for other industrial uses.

The policies of the Growth Policy Plan support the staff recommendation.

Comments:

MPC Action:

Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

1) Use of the property be limited to repair and construction of trailers, or  
 2) MPC approval of restrictions similar to those established for East Bridge Business Park prior to any reuse of the property for other industrial uses.

Summary of MPC action:

APPROVE LI (Light Industrial) with the conditions: 1) Use of property limited to repair and construction of trailers, or 2) MPC approval of restrictions similar to those established for East Bridge Business Park prior to reuse for any other industrial use

Date of MPC Approval:

12/12/2002

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:

1/27/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved with condition

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: