

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

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

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

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: Access is via E. Raccoon Valley Rd., a minor arterial street with 20' of pavement within a 40' right-of-way.

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: Rural Area
Neighborhood Context: This site is part of a residential/commercial node found around the I-75/ Raccoon Valley Rd interchange zoned A, OB, CA, and I Industrial.

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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: HI (Heavy Industrial)

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) designation for this site. The applicant requested an HI (Heavy Industrial) designation.

Staff Recomm. (Full):

The LI designation will permit the use of the property for trailer repair and construction and would be less intrusive to nearby rural residential uses. The sector plan proposes rural residential use for the site.

Comments:

A. Need and Justification for Proposal

1. The Light Industrial designation and LI zoning will bring this site into conformity with the community's Growth Policy plan and with the current use of the property.

2. The subject property is at the eastern edge of established industrial and commercial zoning and development located on the east side of the I-75/Raccoon Valley Rd. interchange.

B. Effects of Proposal

1. The Light Industrial designation and LI zoning of this site ensures that the current commercial building is legal. The LI zone would be a less intensive zoning than that found on the south side of E. Raccoon Valley Rd.

2. Public water and sewer are in place to adequately serve this property.

C. Conformity with the General Plan

1. The Light Industrial designation and zoning of this site is supported by the industrial location policies of the General Plan, which state that sites should be relatively flat, regular in shape, and compatible with adjacent land uses and zoning. Adequate access to the arterial street system should also be provided.

2. The Light Industrial designation of this site, with its less intensive, more restricted uses, is appropriate, given the residential uses on the subject and surrounding properties.

MPC Action:

Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

Summary of MPC action:

APPROVE LI (Light Industrial)

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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: