

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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-A-06-RZ **Related File Number:** 2-A-06-SP
Application Filed: 12/6/2005 **Date of Revision:**
Applicant: WALKER TRUCK CONTRACTORS, INC.
Owner:

PROPERTY INFORMATION

General Location: North side Rutledge Pike, east of Rosewood Rd.
Other Parcel Info.:
Tax ID Number: 51 104 **Jurisdiction:** County
Size of Tract: 64 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
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: CB (Business and Manufacturing)
Previous Requests: None noted
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 PC (Planned Commercial) zoning. Applicant requested CB ()Business and Manufacturing) zoning

Staff Recomm. (Full): PC zoning of this 64 acre site will expand the light industrial land inventory available for future development in an area with a zone that will allow the public involvement in the site plan review process prior to any development. The requested CB zone would nor allow this opportunity. There is adequate infrastructure capacity in place to accommodate the development of the site and such development will have minimal adverse impact on surrounding uses.

Comments:

MPC Action: Approved as Modified

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial)

Date of MPC Approval: 2/9/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/27/2006

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: