

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-B-06-SP **Related File Number:** 2-L-06-RZ
Application Filed: 1/12/2006 **Date of Revision:**
Applicant: MARK MUNDAY
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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side Asbury Rd., southwest of E. Gov. John Sevier Hwy
Other Parcel Info.:
Tax ID Number: 97 033 **Jurisdiction:** County
Size of Tract: 4.68 acres
Accessibility: Access is via Asbury Rd. a local street with 26' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Metal building and fenced storage yard **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is surrounded by business and residential uses that have occurred under I, CA and A zones. The more recent development has been for industrial and commercial uses.

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

Street: 2915 Asbury Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
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.): WITHDRAW at the request of the applicant.

Staff Recomm. (Full): The I Industrial zone may be approved for LI designated areas without designating this site HI. An HI designation would allow consideration of more intensive industrial uses permitted through use on review consideration within the I zone. The surrounding properties are all designated for LI uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposed building and fenced storage use, as well as other uses permitted under I zoning, will be compatible with the scale and intensity of the surrounding business uses and industrial zoning pattern.
2. There is I and CA zoning located in the surrounding area where various types of light industrial, retail and wholesale commercial businesses are located.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
2. The property is located just southwest of the Gov. John Sevier Highway/ Asbury Rd intersection, which should minimize the impact on streets.
3. The effect on adjacent properties will be minimal. Industrial and commercial businesses are already located to the north and east and Asbury United Methodist Church is adjacent to the west side of the site. Asbury United Methodist Church is a one-story Gothic Revival building listed on the National Register of Historic Places in 1997. It sits on a hilltop with a commanding view of the surrounding properties. Adjacent industrial development could negatively impact the setting of this historic church. The setback requirements of the Light Industrial zone will help to maintain the building's historic integrity.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The East County Sector Plan proposes LI Industrial uses for the subject property and all the other property along the northwest side of Asbury Rd.
3. There may be additional requests for I zoning in this area, as the surrounding parcels are more intensely developed with industrial business.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 2/9/2006 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: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: