

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 2-C-02-SP **Related File Number:** 2-L-02-RZ
Application Filed: 1/28/2002 **Date of Revision:**
Applicant: CEE BEE PARTNERSHIP
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 E. Raccoon Valley Dr., northeast side I-75
Other Parcel Info.:
Tax ID Number: 26 85 , 85.01 & 85.02 **OTHER:** (PARTS) AND 88. MAP O **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via E. Raccoon Valley Dr., a major arterial street with three traffic lanes in this area near the interstate interchange.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Freighting or trucking terminal **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is part of the commercial node around the I-75/E. Raccoon Valley interchange that is zoned CA, CB, CH and I.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: Property was zoned CA and CB in the 1980's
Extension of Zone: Yes
History of Zoning: None noted for this site, but property to the north was zoned I Industrial for a rock quarry in 1998. (9-A-98-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: C (Commercial) and SLPA (Slope Protection Area)

