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:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

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)

1/31/2007 12:28 PM Page 1 of 2

Requested Plan Category: HI (Heavy Industrial) and SLPA (Slope Protection Area)

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 HI (Heavy Industrial) and SLPA (Slope Protection Area) plan designation

Staff Recomm. (Full): The Heavy Industrial plan designation for this property is consistent with other commercial and industrial

land uses and zonings found at this interchange. The sector plan proposes commercial use and slope

protection for this site.

Comments: The existing CA zoning of this property would permit commercial uses of similar intensity to those

proposed under this heavy industrial land use proposal. Portions of the site have already been cleared and graded in preparation for development. The amount of truck traffic at this interchange and the established truck related businesses already in place support the expansion of similar industrial uses

onto this property

MPC Action: Approved MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE HI (Heavy Industrial) and SLPA (Slope Protection Area)

Date of MPC Approval: 2/14/2002 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: 3/25/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:28 PM Page 2 of 2