

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 3-B-02-SP **Related File Number:** 3-E-02-RZ
Application Filed: 2/4/2002 **Date of Revision:**
Applicant: ROGER PHILLIPS
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: Southwest of Ball Camp Pike, south side of railroad right-of-way, south of Fitzgerald Rd.
Other Parcel Info.:
Tax ID Number: 91 214.01 **Jurisdiction:** County
Size of Tract: 12.1 acres
Accessibility: Access is via Ball Camp Pike, a minor arterial street with 18' to 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.
Surrounding Land Use:
Proposed Use: Light industrial uses, such as warehousing and storage space. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is part of a predominately residential development area that has occurred under RA, PR, A and I zoning.

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: RA (Low Density Residential)
Previous Requests: None noted.
Extension of Zone: No
History of Zoning: None for this site, but portions of this area were part of general down zoning from industrial to RA in 1975.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: LI (Light 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 WITHDRAWAL of LI (Light Industrial) sector plan amendment

Staff Recomm. (Full):

The applicant withdrew his request for a LI sector plan designation which would have been contrary to the established and developing residential development on surrounding, nearby property. He has amended his rezoning request from LI to RA. The sector plan proposes low density residential development for this area.

Comments:

The two-lane roads in the area are not suitable for the extensive traffic which would result from industrial zoning and development. The Ball Camp Pike Corridor Improvements Plan would make Ball Camp Pike a four lane, median divided facility that would extend south of this site; however, this facility is not expected to be built for ten years. Residential zoning and development of this site would be compatible with recent nearby residential subdivision development, as well as the surrounding older established residential housing.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action:

APPROVE WITHDRAWAL of LI (Light Industrial) sector plan amendment

Date of MPC Approval:

Date of Denial:

Postponements: 3/14/02

Date of Withdrawal:

4/11/2002

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: