CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 3-C-02-SP Related File Number: 3-G-02-RZ

Application Filed: 2/5/2002 Date of Revision:

Applicant: JAMES R. STALLINGS

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: West side Three Points Rd., northwest side Rutledge Pike.

Other Parcel Info.:

Tax ID Number: 41 248 Jurisdiction: County

Size of Tract: 5.65 acres

Accessibility: Access is via Three Points Rd., a local street with 25' of pavement width and 80-100' of right of way, or

via Grant Rd., a local street with 25' of pavement width and 80' of right of way. Rutledge Pike, a 4-lane major arterial street with 285' of right of way, is located about 100' southeast of the intersection of Three

Points Rd. and Grant Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.

Surrounding Land Use:

Proposed Use: Warehouse facility. Density:

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with residential uses under Agricultural zoning with the exception of the

wrecker service located to the west of the subject property.

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: No.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: Commercial

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE LIGHT INDUSTRIAL sector plan amendment. (Applicant requested COMMERCIAL.)

Staff Recomm. (Full): The LIGHT INDUSTRIAL designation is more appropriate for this site because it will permit a rezoning

to LI rather than CB, which allows uses which will have a greater negative impact on surrounding

residential properties.

Comments:

MPC Action: Denied MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action: DENY Commercial

Date of MPC Approval: Date of Denial: 3/14/2002 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 3/14/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/22/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Commercial approved.

Date of Legislative Appeal: Effective Date of Ordinance:

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