

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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File Number: 3-G-02-RZ **Related File Number:** 3-C-02-SP
Application Filed: 2/13/2002 **Date of Revision:**
Applicant: JAMES R. STALLINGS
Owner:

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:

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 LI (Light Industrial) zoning. (Applicant requested CB (Business & Manufacturing).)

Staff Recomm. (Full): LI zoning allows the applicant's proposed use of warehouses, but requires larger setbacks than CB. It also requires all uses to take place indoors, and does not allow nearly the variety of commercial uses that CB zoning would allow, which would have a greater negative impact on surrounding residential properties.

Comments: This site has good street access from either Grant Rd. or Three Points Rd. to a major arterial street, Rutledge Pike, which is essential for many uses permitted in the LI zone. A 50-foot setback will be required from all adjacent property lines and street right of way lines, except from the CA zoning to the west, which will require no more than a 5-foot setback. This setback will give greater protection to adjacent residential properties in the Agricultural zone. Further requests for LI zoning would be less likely to extend into the surrounding residential neighborhoods, because uses permitted in LI generally require larger lots than some uses permitted in CB such as offices, banks or roadside stands. The site does not currently have sewer available, but the 5.65 acre site is large enough to be served by a septic system.

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

Details of MPC action: DENY CB (Business and Manufacturing) zoning.

Summary of MPC action: DENY CB (Business and Manufacturing)

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": If "Other":

Amendments: Amendments:

CB Business & Manufacturing approved

Date of Legislative Appeal: Effective Date of Ordinance: