

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 3-K-01-RZ                      **Related File Number:**  
**Application Filed:** 2/6/2001              **Date of Revision:**  
**Applicant:** I-40 CONSTRUCTION SERVICES, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side I-40, east of Rutledge Pike, west of Spring Hill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 711A28                      **Jurisdiction:** City  
**Size of Tract:** 4.75 acres  
**Accessibility:** Access is via Spring Hill Rd., a local street with 19' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Contractor's equipment yard                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant, R-2 zoned site is part of an older residential area that has been impacted by I-40 construction and abutting I-3 zoning.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** One Year Plan amendment approved from MDR to LI in January 2001  
**Extension of Zone:** Yes  
**History of Zoning:** A One Year Plan amendment to Light Industrial was approved by MPC in January (1-L-01-PA).

### 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:                      kp

Staff Recomm. (Abbr.):                  APPROVE I-3 (General Industrial).

Staff Recomm. (Full):                  The LI (Light Industrial) One Year Plan amendment was approved by MPC and City Council without any neighborhood opposition to the industrial use of this site. The sector plan proposes medium density residential use for this site.

Comments:                                  Industrial expansion onto this site from the adjacent property to the east will have minimal impact on the residential properties to the south since the access to this site will be through the existing I-3 zoned tract from Spring Hill Rd.

MPC Action:                                  Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

Summary of MPC action:                  APPROVE I-3 (General Industrial)

Date of MPC Approval:                  3/8/2001

Date of Denial:

Postponements:

Date of Withdrawal:

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

Legislative Body:                          City Council

Date of Legislative Action:              4/3/2001

Date of Legislative Action, Second Reading: 4/17/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:                      Approved

Disposition of Case, Second Reading:                  Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: