

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-A-03-SP **Related File Number:** 4-D-03-RZ
Application Filed: 2/25/2003 **Date of Revision:**
Applicant: CARL WALLACE
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

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PROPERTY INFORMATION

General Location: Northwest side Grant Rd., southwest of Three Points Rd., northwest of Rutledge Pike
Other Parcel Info.:
Tax ID Number: 41 248, 250 **Jurisdiction:** County
Size of Tract: 7.78 acres
Accessibility: Access is via Three Points Rd. and Grant Rd., both local streets with 25' pavements, within 80' and the 285' rights-of-way respectively.

GENERAL LAND USE INFORMATION

Existing Land Use: Trucking and trailer terminal (since 1974)
Surrounding Land Use:
Proposed Use: Trucking and trailer terminal expansion (closed in with privacy fence) **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is surrounded by rural residential and businesses that have developed under A, CA 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: CB (Business and Manufacturing) and CA (General Business)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: A sector plan amendment to C and rezoning to CB were approved for 250 on appeal by County 4/22/02.
Extension of Zone: No
History of Zoning: Part of site was zoned CB in 2002. (3-G-02-RZ / 3-C-02-SP)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and C (Commercial)
Requested Plan Category: I (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 the Industrial designation to the depth from Rutledge Pike of the present CA zoning.
DENY Industrial for the northern half of the property.

Staff Recomm. (Full):

Approval of the plan amendment and rezoning, as recommended by the staff, will permit the logical expansion of industrial zoning around this intersection. An industrial designation on part of this site will allow it to be rezoned to a classification that reflects the property's current use. Although the property's use as a trucking and trailer terminal is illegal under the requirements of the CA zone, the business has been in operation on the CA portion of the site since the 1970's. The staff recommendation will place the appropriate I zone on the southern portion of the property to accommodate the current business and allow for some expansion to the east. The sector plan proposes low density residential use for this site and the surrounding area.

Comments:

MPC Action:

Denied

MPC Meeting Date: 4/10/2003

Details of MPC action:

DENY I (Industrial) sector plan designation.

Summary of MPC action:

DENY (I) Industrial

Date of MPC Approval:

Date of Denial: 4/10/2003

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?: 5/9/2003**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action: 6/23/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: