

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

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 Grant Rd. a local street with 25' of pavement within a 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Trucking and trailers terminal (since 1974)
Surrounding Land Use:
Proposed Use: Trucking and trailers 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: This site is surrounded with rural residential and commercial businesses that have developed under A, CA and I zones.

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:
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE I Industrial zoning for the southern portion of the site based on the sector plan amendment.

Staff Recomm. (Full): Industrial zoning to the depth of the CA zone across this lot (3.8 acres) would have minimal impact on nearby residential development, and place industrial zoning along both sides of this section of Rutledge Pike in a manner consistent with the policies of the General Plan,

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The business that is needing the Industrial zone change has operated on part of this site for several years.
2. Industrial zoning of the southern portion of the site will accommodate the present business and provide for some expansion while minimizing the impact on nearby residences.

THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve the site.
2. The request will not have any impact on the school system.
3. The impact to the streets will be minimal, especially with the Rutledge Pike improvements recently completed at this location.
4. The zoning of only part of the site for industrial development will minimize the impact of the use on adjacent properties. Properties to the east of the site are also zoned Industrial.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. With the recommended sector plan change to industrial, the recommended I zoning will be consistent with the sector plan.
2. This request could lead to future industrial requests depending on the results of the Northeast County Sector Plan update, which is currently nearing completion.

MPC Action: Denied

MPC Meeting Date: 4/10/2003

Details of MPC action: DENY I (Industrial) zoning.

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: