CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-A-07-SP Related File Number: 5-M-07-RZ

Application Filed: 4/2/2007 Date of Revision:

Applicant: THE FULLER GROUP



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: Southwest side Gray Hendrix Rd., east side Hodge Rd., north of Byington Solway Rd.

Other Parcel Info.:

Tax ID Number: 90 162 Jurisdiction: County

Size of Tract: 11.5 acres

Access is via Gray Hendrix Rd., a local street with 17' of pavement width with 50' of right of way or

Hodge Rd., a local street with 11-12' of pavement width within 30-40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Office warehouse Density:

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: South of the site, along the railroad and Byington-Solway Rd., are light industrial uses, zoned I. To the

north, east and west are residential uses, zoned A and RA.

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

Street: 2613 Gray Hendrix Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: I (Industrial)

Previous Requests: None noted

Extension of Zone: Yes, extension of LI designation and I zoning from the south

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: LI (Light Industrial)

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): DENY LI (Light Industrial) sector plan designation.

Staff Recomm. (Full): Light industrial uses on this site would be an intrusion of incompatible uses into a residential area. The

access streets to the site for these uses are not adequate.

Comments:

MPC Action: Denied (Withdrawn) MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 5/10/2007 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/25/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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