

# 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:** 5-B-01-RZ                      **Related File Number:**  
**Application Filed:** 4/12/2001              **Date of Revision:**  
**Applicant:** ALBERT MAYNARD, JR.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East of Gov. John Sevier Hwy., south of Strawberry Plains Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 97 1(PART) OTHER: MAP ON FILE                      **Jurisdiction:** County  
**Size of Tract:** 25 acres  
**Accessibility:** Access is via Gov. John Sevier Hwy. a major arterial street with 45' of pavement within a 100' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of adjacent business                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is at the eastern edge of the industrial development found along Gov. John Sevier Hwy., south of Strawberry Plains Pike and zoned I and CB.

### 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:** I (Industrial)  
**Previous Requests:** None noted for this site, but the property to the west was zoned I several years.  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### 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.): DENY I (Industrial) zoning.

Staff Recomm. (Full): While I zoning is consistent with abutting industrial zoning and development to the west, it is not consistent with either the Sector Plan, or the Growth Policy Plan, and therefore cannot be recommended for approval.

Comments: The East County Sector Plan designates this site for low density residential uses and slope protection. To the west is property developed under industrial zoning along Gov. John Sevier Highway. The Growth Policy Plan identifies this site in the Rural Area, which only allows I zoning under the following conditions: 1) The request is consistent with the adopted sector plan; 2) property does not consist of floodways, streams or hillsides greater than 16% on the property; and 3) deed restrictions similar to those recorded for East Bridge Industrial Park must be submitted to MPC and filed prior to final action by County Commission on the rezoning. None of these conditions pertain to the subject property.

MPC Action: Denied

MPC Meeting Date: 5/10/2001

Details of MPC action:

Summary of MPC action: DENY I (Industrial)

Date of MPC Approval:

Date of Denial: 5/10/2001

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: