# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 400 Main Street

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## PROPERTY INFORMATION

General Location:	Northeast side Cogdill Rd., southeast of Starkey Ln.		
Other Parcel Info.:			
Tax ID Number:	131 088	Jurisdiction: County	
Size of Tract:	11.56 acres		
Accessibility:	Access is via Cogdill Rd., a minor collector street with 26' of pavement width within 50' of right-of-way.		

## GENERAL LAND USE INFORMATION

Existing Land Use:	Existing industrial use	9	
Surrounding Land Use:			
Proposed Use:	Automobile and meta	ls salvage yard	Density:
Sector Plan:	Northwest County	Sector Plan Designation:	Light Industrial
Growth Policy Plan:	Planned Growth Area	I	
Neighborhood Context:	This area is developed with commercial, light industrial and heavy industrial uses under PC, CB, I and OB zoning.		

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

Street:

10319 Cogdill Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	RA (Low Density Residential)/TO (Technology Overlay) and CB (Business and Manufacturing)/TO (Technology Overlay)
Former Zoning:	
Requested Zoning:	I (Industrial) /TO (Technology Overlay)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted

#### PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: HI (Heavy Industrial)

#### 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 Michael Brusseau **Planner In Charge:** ADOPT RESOLUTION #6-A-11-SP, amending the Northwest County Sector Plan to HI (Heavy Staff Recomm. (Abbr.): Industrial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.) Staff Recomm. (Full): Several of the properties surrounding the subject parcel are used for heavy industrial type uses, under various zones. The property to the north is zoned Industrial. An industrial designation will allow the current and proposed use for a salvage yard. The site meets the locational criteria for the HI designation in the sector plan, as well as certain criteria for amending the sector plan. The heavy industrial designation must be approved in order to consider Industrial zoning for the site. SECTOR PLAN REQUIREMENTS: Comments: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: NEW ROAD OR UTILITY IMPROVEMENTS: No road or utility improvements have been made recently in the area, but Cogdill Rd is a minor collector street capable of handling the traffic generated from the proposed use of the site. ERROR OR OMISSION IN CURRENT PLAN: The current sector plan proposes light industrial uses for the area, which is not consistent with the current use of several of the surrounding properties for heavier industrial uses. The sector plan does not recognize the existing Industrial zoning to the north or some of the existing uses in the area. CHANGES IN GOVERNMENT POLICY: The recommended HI designation will bring the plan designation into consistency with the current and proposed use for this site and surrounding uses. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS: Some development in the area could be classified as heavy industrial uses. Historically, manufacturing, warehousing and assembling uses have been located in this area. Some of the sites in the area probably should be designated HI on the sector plan. Action: Approved Meeting Date: 7/14/2011 **Details of Action:** ADOPT RESOLUTION #6-A-11-SP, amending the Northwest County Sector Plan to HI (Heavy Summary of Action: Industrial) limited to 4.76 acres, current lease area for Metal Solutions, future lease area for PSC Metals, and recommend that Knox County Commission also adopt the sector plan amendment. Date of Approval: 7/14/2011 Date of Denial: Postponements: 6/9/11 Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	8/22/2011	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: