CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT





4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location:	East end of Lake Springs Rd., north side I-40, east of Huckleberry Springs Rd.		
Other Parcel Info.:			
Tax ID Number:	73 J B 002 OTHER: 073-036	Jurisdiction:	County
Size of Tract:	9.84 acres		
Accessibility:	Access is via Lake Springs Rd., a local street with 21' of pavement width within the I-40 right-of-way.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Dwelling and vacant land		
Surrounding Land Use:			
Proposed Use:	Mini warehouses, covered storage for RV's and boats, RV rentals, Density: offices and dwelling unit		
Sector Plan:	East County	Sector Plan Designation: MDR and LDR	
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	Detached residences are developed on three sides of this site, under Agricultural zoning, with I-40 right of way on the south side. Some commercial development is occurring to the west of the site, off of Huckleberry Springs Rd., under C-4 and CA zoning.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) and PR (Planned Residential) @ 1-8 du/ac	
Former Zoning:		
Requested Zoning:	PC (Planned Commercial)	
Previous Requests:	Portion of property was amended to MDR and rezoned to PR in 2005 (10-AA-05-RZ/10-C-05-SP)	
Extension of Zone:	No	
History of Zoning:	A plan amendment to MDR and rezoning to PR at 1-8 du/ac was approved for parcel 36 in late 2005 (10-C-05-SP/10-AA-05-RZ). None noted for parcel 002.	

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and MDR (Medium Density Residential)

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.):	APPROVE C (Commercial) sector plan designation, limited to PC zoning.			
Staff Recomm. (Full):	Commercial uses, if developed under a planned zone, with conditions, are appropriate for this site, which has 1500 feet of frontage on I-40 to the south, and is near other commercial uses to the west.			
Comments:				
Action:	Approved		Meeting Date:	6/14/2007
Details of Action:				
Summary of Action:	APPROVE C (Commercial) sector plan designation, limited to PC (Planned Commercial) zoning.			
Date of Approval:	6/14/2007	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	7/23/2007	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: