

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-B-07-SP **Related File Number:** 6-F-07-RZ
Application Filed: 4/13/2007 **Date of Revision:**
Applicant: BASH GROUP, LLC

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, offices and dwelling unit **Density:**
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)

