CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-D-03-RZ Related File Number:

Application Filed: 5/6/2003 **Date of Revision:**

Applicant: WALKER CONSTRUCTION

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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: North and south sides McMillan Station Rd., southeast of Rutledge Pike,

Other Parcel Info.:

Tax ID Number: 51 107.12 (PART ZONED RB) Jurisdiction: County

Size of Tract: 60 acres

Accessibility: Access is via Rutledge Pike, a four lane, median divided, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Mobile home park and vacant land

Surrounding Land Use:

Proposed Use: Demolition landfill and required setbacks Density:

Sector Plan: Northeast County Sector Plan Designation: Heavy Industrial

Growth Policy Plan: Urban Growth Area

Neighborhood Context: Part of this site is developed with a mobile home park that will be closed following this zoning change.

The trend for development in the area is for heavy commercial and industrial uses within CA,CB and

Industrial zoning

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)

Former Zoning:

Requested Zoning: I (Industrial)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE I (Industrial) zoning

Staff Recomm. (Full): Industrial zoning of this site is compatible with the CB and Industrial zoning found to the north and west

and with the demolition landfill operating to the south within Agricultural zoning. The sector plan

proposes industrial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The demolition landfill business operating to the south of this site is seeking the Industrial zone change to be able to expand that operating onto this site for soveral more years of operation.

change to be able to expand that operation onto this site for several more years of operation.

2. Industrial zoning will allow the present business to seek use on review approval to expand onto this

site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.

2. The request will not have any impact on the school system.

3, The impact on the streets will be minimal since the site has direct access to Rutledge Pike, a four

lane median divided arterial street.

4. The zoning of the site for industrial development will have minimum impact on adjacent properties.

Properties to the west of the site are also zoned Industrial.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. The sector plan proposes industrial use for this site.

2. This request could lead to future industrial rezonings in the area, consistent with the Northeast

County Sector Plan.

MPC Action: Approved MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE I (Industrial)

Date of MPC Approval: 7/10/2003 Date of Denial: Postponements: 6/12/03

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 8/25/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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