# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number:	6-F-08-RZ	Related File Number:	6-C-08-SP
Application Filed:	5/2/2008	Date of Revision:	
Applicant:	CLAIBORNE HAULING CONTRACTORS, LLC		

#### PROPERTY INFORMATION

General Location:	East side Woods Creek Rd., southeast of Rutledge Pike		
Other Parcel Info.:			
Tax ID Number:	60 131	Jurisdiction:	County
Size of Tract:	16.32 acres		

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and barn			
Surrounding Land Use:				
Proposed Use:	Stockpiling and processing rock			Density:
Sector Plan:	Northeast County	Sector Plan Designation:	C & SLPA	
Growth Policy Plan:	Urban Growth Area			
Neighborhood Context:				

#### 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:

History of Zoning:

#### PLAN INFORMATION (where applicable)

Current Plan Category:

**Requested Plan Category:** 

# 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.:

	М	PC ACTION AND DISPOS	SITION
Planner In Charge:	Michael Brussea	u	
Staff Recomm. (Abbr.):	APPROVE I (Indeformation for specific area).		ite. (See attached MPC staff recommendation map
Staff Recomm. (Full):	compatible with s	surrounding development and zonir	d, with the recommended reduced area, is ig. The reduced area will keep development off of area from the adjacent residential areas.
Comments:	<ul> <li>the steeper sloped areas, while preserving a buffer area from the adjacent residential areas.</li> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL <ol> <li>The recommendation is compatible with the scale and intensity of the surrounding development and zoning pattern.</li> <li>The proposal is an extension of zoning from the south and will allow the existing business to the west, zoned CB, to expand its operations to this site.</li> <li>Similar development and zoning exists on properties fronting along this section of Rutledge Pike. Several tracts of land in the area are currently zoned either I, CA, CB or PC.</li> <li>The recommended reduction of the area to be amended and rezoned will keep development off of the steeper slopes and help to maintain an acceptable buffer between this proposed development and the existing residential development to the southeast. The excluded area will serve as a natural buffer from the residential area if it remains undeveloped.</li> </ol> </li> <li>THE EFFECTS OF THE PROPOSAL <ol> <li>Public water and sewer utilities are available in the area.</li> <li>The proposal will have no impact on schools. Rutledge Pike is a major arterial street, capable of handling the additional trips that may be generated by this development. If Woods Creek Rd. is to be used for vehicle access to this site, some improvements may be necessary. The applicant will be expected to work with the Knox County Department of Engineering and Public Works in making any needed improvements.</li> <li>The proposal is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.</li> </ol> </li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS <ol> <li>With the recommended sector plan amendment to heavy industrial, the proposed I zoning would be consistent with the Northeast County Sector Plan.</li> </ol> </li> <li>This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut</li> </ul>		
	Growth Policy Plan map. 3. This request may lead to future sector plan and rezoning requests for commercial or industrial zoning in the immediate area. Individual requests will need to be reviewed on a case by case basis.		
MPC Action:	Approved		MPC Meeting Date: 6/12/2008
Details of MPC action:			
Summary of MPC action:	APPROVE I (Inde specific area).	ustrial) zoning on a portion of the s	ite. (See attached MPC recommendation map for
Date of MPC Approval:	6/12/2008	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		
	LEGISI	LATIVE ACTION AND DIS	SPOSITION
Levisleting Deduc	Know County Co		

Legislative Body:

Date of Legislative Action: 7/28/2008

Knox County Commission

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: