CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-G-08-SP Related File Number: 6-K-08-RZ

Application Filed: 5/5/2008 **Date of Revision:**

Applicant: TYLER FARRIS



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: Southeast side Yarnell Rd., northeast of Carmichael Rd.

Other Parcel Info.:

Tax ID Number: 117 091 (FRONT 2 ACRES ONLY) OTHER: MAP ON FIL Jurisdiction: County

Size of Tract: 2 acres

Accessibility: Access is via Yarnell Rd., a major collector street with 23' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Excavation business

Surrounding Land Use:

Proposed Use: Excavation business Density:

Sector Plan: Northwest County Sector Plan Designation: Ag/RR

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with residential uses under A and PR zoning.

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

Street: 11130 Yarnell Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: I (Industrial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)

Requested Plan Category: HI (Heavy Industrial)

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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.): DENY HI (Heavy Industrial) sector plan designation.

Staff Recomm. (Full): HI for this site would be a spot sector plan amendment and would be completely out of character with

surrounding development and zoning.

Comments:

MPC Action: Denied MPC Meeting Date: 7/10/2008

Details of MPC action:

Summary of MPC action: DENY HI (Heavy Industrial) sector plan designation.

Date of MPC Approval: Date of Denial: 7/10/2008 Postponements: 6/12/2008

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/25/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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