

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST 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
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

File Number: 7-A-10-SP

Related File Number: 7-A-10-RZ

Application Filed: 5/5/2010

Date of Revision:

Applicant: LJSRRC, LLC

PROPERTY INFORMATION

General Location: East and west sides Sand Plant Ln., south side Mascot Rd., east side Whirlwind Way

Other Parcel Info.:

Tax ID Number: 52 011

Jurisdiction: County

Size of Tract: 96 acres

Accessibility: Access is via Sand Plant Ln., a local gravel street with 14-16' of width within 30' of right-of-way, Mascot Rd., a minor collector street with 20' of pavement width within 40' of right-of-way, or Whirlwind Way a private 10-12' wide, gravel driveway within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Farming

Surrounding Land Use:

Proposed Use: Farming with one dwelling

Density:

Sector Plan: Northeast County **Sector Plan Designation:** Light Industrial and Slope Protection Area

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is located in the Mascot community, which is developed with agricultural, rural and low density residential, and light to heavy industrial uses under A, RA, PR and I zoning. The Eastbridge Industrial Park is located to the east, zoned I.

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

Street: 1960 Whirlwind Way

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial)

Former Zoning:

Requested Zoning: A (Agricultural)

Previous Requests: None noted

Extension of Zone: Yes, extension of LDR from the north, east and west and extension of Agricultural from the west.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Date of Legislative Appeal:

Effective Date of Ordinance: