CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-A-10-SP Related File Number: 7-A-10-RZ

Application Filed: 5/5/2010 **Date of Revision:**

Applicant: LJSRRC, LLC



Suite 403 • City County Building 4 0 0 Main Street 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: 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

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 extensio0n of Agricultural from the west.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category: LI (Light Industrial) & SLPA (Slope Protection Area)

Requested Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

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.): ADOPT RESOLUTION # 7-A-10-SP, amending the Northeast County Sector Plan to LDR (Low Density

Residential) and SLPA (Slope Protection) and recommend that County Commission also adopt the

sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Low density residential development is consistent with much of the adjacent development and zoning

in the area. The requested agricultural zoning is consistent with the LDR designation. Most of the land to the north and west of the site is designated for low density residential development on the sector

plan.

Comments: SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known improvements have been made to the roads or utility facilities in the area. However, the

proposed agricultural use is less intense than the current designated industrial use.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes light industrial uses for this site, which is currently used for

agricultural purposes. If adopted, this recommended plan amendment would bring the sector plan into

consistency with the current use of the property.

CHANGES IN GOVERNMENT POLICY:

There is an abundance of underutilized industrial zoning in the area. This property is at the edge of the light industrial designated area. The proposed land use change is an extension of the LDR

designation from the north and west.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No significant changes have occurred in the area in recent years. The requested low density

residential designation is less intense than the current light industrial designation.

Action: Approved Meeting Date: 7/8/2010

Details of Action:

Summary of Action: ADOPT RESOLUTION # 7-A-10-SP, amending the Northeast County Sector Plan to LDR (Low Density

Residential) and SLPA (Slope Protection Area) and recommend the Knox County Commission adopt

by resolution the amendment

Date of Approval: 7/8/2010 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/23/2010 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:

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Effective Date of Ordinance:

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