

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR 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

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**File Number:** 7-C-17-PA                      **Related File Number:** 7-I-17-RZ  
**Application Filed:** 5/30/2017              **Date of Revision:**  
**Applicant:** SCANNELL PROPERTIES, LLC

## PROPERTY INFORMATION

**General Location:** East side Midway Rd., south side Thorn Grove Pike, north side I-40  
**Other Parcel Info.:**  
**Tax ID Number:** 74 101                      **Jurisdiction:** City  
**Size of Tract:** 72.04 acres  
**Accessibility:** Access is via Midway Rd., a minor arterial street with 20' of pavement width within 40' of right-of-way, or Thorn Grove Pike, a major collector street with 21' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Freight terminal                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** GC  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located at the I-40/Midway Rd. interchange. This area remains primarily rural residential, but 300 plus nearby acres have been rezoned EC for development of a business park. The subject tract and a similar tract to the south of I-40 are zoned C-4 (Highway & Arterial Commercial), but have not been developed with commercial uses, with the exception of some billboards located on the properties.

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

**Street:** 834 Midway Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

