CASE SUMMARY APPLICATION TYPE: PLAN AMENDMENT METROPOLITAN PLANNING ONE YEAR PLAN AMENDMENT **COMMISSION** F N N F s S **File Number:** 7-C-17-PA **Related File Number:** 7-I-17-RZ Suite 403 • City County Building 400 Main Street **Application Filed:** 5/30/2017 Date of Revision: Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 SCANNELL PROPERTIES, LLC Applicant: FAX•215•2068 www•knoxmpc•org **PROPERTY INFORMATION** East side Midway Rd., south side Thorn Grove Pike, north side I-40 **General Location:** Other Parcel Info.: 74 101 Tax ID Number: Jurisdiction: City 72.04 acres Size of Tract:

Size of Tract: 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)

834 Midway Rd

Street:

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)

KNOXVILLE·KNOX COUNTY

Requested Plan Category: LI (Light Industrial)

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 LI (Light Industrial) One Year Plan designation.		
Staff Recomm. (Full):	Staff intends to recommend PC-2 for the site, rather that the requested I-3 zoning. PC-2 zoning is an appropriate zone within the GC plan designation.		
Comments:	Upon speaking with the applicant about the recommended PC-2 zoning on the associated request (7-I- 17-RZ), staff has the understanding that the applicant is in agreement with the staff recommendation. Therefore, the One Year Plan amendment is not needed. If the applicant chooses to continue to pursue the originally requested I-3 zoning for the site, then the One Year Plan will have to be amended to LI (Light Industrial). Staff would not support a plan amendment to LI for this site.		
Action:	Denied Meeting Date: 7/13/2017		
Details of Action:			
Summary of Action:	DENY LI (Light Industrial) One Year Plan designation.		
Date of Approval:	Date of Denial:7/13/2017Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
Date of Legislative Action:		Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:		Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:	:	Effective Date of Ordinance: