

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**EAST 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

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**File Number:** 7-E-17-SP                      **Related File Number:**  
**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)

Current Plan Category: GC (General Commercial)

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) sector plan designation.

Staff Recomm. (Full): Staff intends to recommend PC-2 for the site, rather than 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 sector plan amendment is not needed. If the applicant chooses to continue to pursue the originally requested I-3 zoning for the site, then the sector plan will have to be amended to LI (Light Industrial). Staff would not support a sector plan amendment to LI for this site.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Denied

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: DENY LI (Light Industrial) sector plan designation.

Date of Approval:

Date of Denial: 7/13/2017

Postponements:

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: