

CASE SUMMARY

APPLICATION TYPE: REZONING

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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400 Main Street
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www.knoxmpc.org

File Number: 7-J-01-RZ **Related File Number:**
Application Filed: 6/13/2001 **Date of Revision:**
Applicant: MCCARTER FARMS, LLC
Owner:

PROPERTY INFORMATION

General Location: North side Schaad Rd. southwest of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 79 23 (PART ZONED A & RB) **Jurisdiction:** County
Size of Tract: 165 acres
Accessibility: Access is via Schaad Rd., a minor arterial street with 18' to 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and cattle farm
Surrounding Land Use:
Proposed Use: Light industrial uses consistent with Callahan Dr. Corridor Study **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within the rural residential and business development found along Schaad Rd. within I, CA, CB, RB, RA, A and PR zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), and RB (General Residential)
Former Zoning:
Requested Zoning: LI (Light Industrial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: kp

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial) zoning to a depth of 3,000' from Schaad Rd. subject to the following conditions:

Staff Recomm. (Full): LI zoning as recommended is consistent with the recent Callahan Drive Corridor Study proposal for this property.

Comments: LI zoning on that portion of the property not affected by steep slopes is consistent with the recent Callahan Drive Corridor Study adopted by MPC. The study showed light industrial/mixed use and slope protection for the property. The average slope of the northern 800 ft. of the site ranges from 23% to 32%. (See attached topo map.) In addition, the study recommended that the development of the site be coordinated with the widening and improvement of Schaad Rd. in this area. Presently, road improvements completed to date stop approximately 0.4 miles to the east of the property.

A proposed greenway and trail easement should as be incorporated into the development of the property, as called for in the Callhan Drive Corridor Study.

MPC Action: Approved MPC Meeting Date: 8/9/2001

Details of MPC action: APPROVE LI (Light Industrial) zoning to depth of 3000' from Schaad Rd.

Summary of MPC action: APPROVE LI (Light Industrial) zoning to a depth of 3,000' from Schaad Rd.

Date of MPC Approval: 8/9/2001 Date of Denial: Postponements: 7/12/01

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 9/24/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: