# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number:	7-S-06-RZ	Related File Number:	7-E-06-SP
Application Filed:	6/9/2006	Date of Revision:	
Applicant:	THE DEVELOPMENT CORPORATION OF KNOX COUNTY		
Owner:			

#### PROPERTY INFORMATION

General Location:	Northwest and southeas	st sides Thorngrove Pike, north and wes	t of Midway Rd.,	north of I-40
Other Parcel Info.:				
Tax ID Number:	74 039-041,092-097	OTHER: 09601, 09602	Jurisdiction:	County
Size of Tract:	378.72 acres			
Accessibility:				

# GENERAL LAND USE INFORMATION

Existing Land Use:	Residences and vacant land			
Surrounding Land Use:				
Proposed Use:	Business park			Density:
Sector Plan:	East County	Sector Plan Designation:	LDR and O	
Growth Policy Plan:	Planned Growth Area			

Neighborhood Context:

#### 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 CA (General Business)

Former Zoning:

Requested Zoning: I (Industrial)

Previous Requests: None noted

Extension of Zone:

History of Zoning:

### 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:	Ken Pruitt		
Staff Recomm. (Abbr.):			ited to EC (Employment Center) zone uses for the BP g Center) zone uses within the C designation along
Staff Recomm. (Full):	The PC (Planned Commercial) zone shall be conditioned on MPC approval of a concept subdivision and use on review plan for the development of the properties, including deed restrictions that identify the range of uses, minimum building and parking setbacks, signage restrictions, landscaping, and outside storage restrictions prior to any development of the property. Any change to the list of permitted uses shall require reconsideration by MPC. A separate MPC approval would be required for any retail uses proposed within the C (Commercial) designation area of the site along Midway Rd.		
Comments:	The Development Corporation of Knox County and MPC Staff held a public hearing on June 29, 2006 to present information on the Corporation's rezoning request to convert 358 acres of land in the Thorn Grove Community to a light industrial park. The meeting was attended by approximately 250 people. Based on questions and comments expressed at the meeting, the consensus of the community is to not change the zoning and to maintain the present rural character of the area.		
MPC Action:	Approved		MPC Meeting Date: 7/13/2006
Details of MPC action:			
Summary of MPC action:	APPROVE PC (Planned Commercial) zoning limited to EC (Employment Center) zone uses for the BP (type 1) part of the site and EC and SC (Shopping Center) zone uses within the C designation along Midway Rd.		
Date of MPC Approval:	7/13/2006	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to public	cation?: 🔲 Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	8/28/2006	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: