CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

8-B-01-SP 6-0-01-RZ File Number: Related File Number: Application Filed: 7/27/2001 Date of Revision: Applicant: LEXINGTON-SIMMONS,LLC **Owner:**

PROPERTY INFORMATION

General Location:	South side Gilbert Dr., south of Live Oak Cir.		
Other Parcel Info.:			
Tax ID Number:	131 7, 150, 151 OTHER: LI FOR 7, 150 & 151 SOUTH O Jurisdiction: County		
Size of Tract:	46 acres		
Accessibility:	Access is via Gilbert Dr., a local street with 20' of pavement within a 40' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Residences and farm		
Surrounding Land Use:			
Proposed Use:	Office/warehouse, and residential development		Density: 1 to 5 units per acre
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This property is adjoining both commercial and residential development that has occurred under RA and CB 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)
Former Zoning:	
Requested Zoning:	CB (Business and Manufacturing) & PR (Planned Residential)
Previous Requests:	
Extension of Zone:	Yes
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Low Density Residential

Requested Plan Category: Light Industrial



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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 LIGHT INDUSTRIAL sector plan amendment for the portions of parcels 7 and 150 not designated LI. (See maps marked Staff Recommendation # 2.)		
Staff Recomm. (Full):	This is consistent with the established zoning and development pattern that includes commercial zoning and light manufacturing/warehousing uses to the south and east of subject property. Most of the property is already designated for LIGHT INDUSTRIAL use.		
Comments:	The applicant has requested PR zoning on the northwestern portion of the site to create a suitable transitional use between the established residential uses and the proposed light industrial development. Staff recommends that this PR zoning be assigned to the entire parcel 151 so as to extend the transition the full depth of the property to the Farragut Town limits. The PC zone is more appropriate for the area requested for CB because it will allow the Planning Commission to consider a site plan that can address building layout, circulation and impacts on the adjacent residential area to the west. The required site plan should also address the portion of the property that should remain designated for stream protection to avoid harmful impacts on the area's drainage pattern. The PC zone is a recommended zone for LIGHT INDUSTRIAL properties in this sector plan.		
MPC Action:	Approved		MPC Meeting Date: 8/9/2001
Details of MPC action:			
Summary of MPC action:	APPROVE Light Industrial for portions of parcels 7, 150, and 151 designated Low Density Residential (approximately 11 acres)		
Date of MPC Approval:	8/9/2001	Date of Denial:	Postponements:
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: