CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number:1-A-05-SPApplication Filed:12/13/2004

Applicant: WT INVESTMENTS, INC.

Owner:

PROPERTY INFORMATION

General Location:	Northeast and southwest sides Debusk Ln., northwest of Kingston Pike		
Other Parcel Info.:			
Tax ID Number:	131 K A 004,005,013	Jurisdiction:	County
Size of Tract:	11 acres		
Accessibility:	Access is via Debusk Ln., a local street with 11-12' of pavement width within 40-55' of right of way.		

Related File Number:

Date of Revision:

1-R-05-RZ

GENERAL LAND USE INFORMATION

Existing Land Use:	Dwelling and vacant land		
Surrounding Land Use:			
Proposed Use:	Office park		Density:
Sector Plan:	Southwest County	Sector Plan Designation:	Low and Medium Density Residential
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	Debusk Ln. is developed with residences, an accounting office and a day care facility, under PR, A and zoning. Condominiums are located to the north and some multi-family units are located to the south under PR zoning. Single family residential uses are located both east and west of the site, zoned A and RA.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural), PR (Planned Residential) and RA (Low Density Residential)
Former Zoning:	
Requested Zoning:	OB (Office, Medical, and Related Services)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of O designation from the southeast
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and MDR (Medium Density Residential)



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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:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE O (Office) sector plan designation on parcels 4 and 5 only.		
Staff Recomm. (Full):	Office uses are an extension of the office sector plan designation from the southeast and are similar in intensity to the current medium density residential designation on the properties. Parcel 13, which is currently designated for low density residential uses and has an orientation to Wakefield Rd., should not be amended on the sector plan.		
Comments:			
MPC Action:	Denied	MPC Meeting Date: 1/13/2005	
Details of MPC action:	DENY O (Office) sector plan designation.		
Summary of MPC action:	DENY O (Office) sector plan designation.		
Date of MPC Approval:	Date of Denial: 1/13/2005	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?:	Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	2/28/2005	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: