

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTH 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:** 1-B-08-SP                      **Related File Number:** 1-T-08-RZ  
**Application Filed:** 12/3/2007              **Date of Revision:**  
**Applicant:** GLAUFENHEIN & LORD

## PROPERTY INFORMATION

**General Location:** South side W. Gov John Sevier Hwy., west side W. Martin Mill Pike, north side Dan Rose Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 148 002, 003    OTHER: MAP ON FILE AT MPC                      **Jurisdiction:** County  
**Size of Tract:** 10.95 acres  
**Accessibility:** Access is via W. Governor John Sevier Hwy., a major arterial street with 23' of pavement width within 110' of right of way, W. Martin Mill Pike, a minor arterial street with 33' of pavement width within 60' of right of way, or Dan Rose Rd., a local street with 18' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Mixed use retail/office                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** With exception of two spot CA zoned parcels to the east of this site, this area is developed and zoned for rural to low density residential uses. Residential zoning in the area includes A, PR, RA and RB.

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

**Street:** 7103 Dan Rose Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential) & A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) & OA (Office Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C designation and CA zoning from the east  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: C (Commercial) and O (Office)

**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.): APPROVE C (Commercial) and O (Office) sector plan designations as requested, limited to PC zoning only.

Staff Recomm. (Full): Commercial uses at the intersection and transitional office uses at the western end establish an acceptable zoning pattern for development of a commercial node. Both of the intersecting streets are designated as arterial streets, which makes this intersection a suitable location for a small commercial node.

Comments:

MPC Action: Denied

MPC Meeting Date: 1/10/2008

Details of MPC action: DENY C (Commercial) and O (Office) sector plan designations

Summary of MPC action: DENY C (Commercial) and O (Office)

Date of MPC Approval:                      Date of Denial: 1/10/2008

Postponements:

Date of Withdrawal:                      Withdrawn prior to publication?:  Action Appealed?: 2/11/2008

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 3/24/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Appeal Denied. Denial stands

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: