

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST 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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w w w • k n o x m p c • o r g

File Number: 1-D-10-SP **Related File Number:** 1-F-10-RZ
Application Filed: 12/7/2009 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: North, south and west sides Washington Pike, north side McCampbell Dr., southwest and southeast of Murphy Rd.
Other Parcel Info.:
Tax ID Number: 49 084,085,085.01&092.01 **OTHER:** PT OF 093.01 ZONE **Jurisdiction:** City
Size of Tract: 34 acres
Accessibility: Primary access to all properties is from Washington Pike, a minor arterial street with 20-35' of pavement width within 50-75' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residential
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** GC and NC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of residential, office and commercial uses under various City and County zoning districts.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: SC-1 (Neighborhood Shopping Center), C-3 (General Commercial) and C-4 (Highway & Arterial Commercial) with conditions
Former Zoning:
Requested Zoning: PC-1 (Retail and Office Park)
Previous Requests: Numerous
Extension of Zone: Yes, extension of GC from adjacent property along McCampbell Dr.
History of Zoning: Some of the subject parcels have been involved in plan amendments and rezonings before and after annexation into the City

PLAN INFORMATION (where applicable)

