# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### NORTHEAST COUNTY SECTOR PLAN AMENDMENT

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



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### 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)

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Current Plan Category: NC (Neighborhood Commercial) and GC (General Commercial)

Requested Plan Category: GC (General Commercial)

### 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.): ADOPT RESOLUTION #1-D-10-SP, amending the Northeast County Sector Plan to NC (Neighborhood

Commercial) for parcels 84, 85 and 85.01 only, and recommend that City Council also adopt the sector

plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The remainder of the subject parcels are already designated as NC on the sector plan, which should be

retained. Neighborhood commercial is more appropriate for these parcels, all of which are in close

proximity to residential uses.

Comments: Neighborhood commercial is the most appropriate designation for these parcels, which are all in close

proximity to residential uses. The original application listed GC (General Commercial) as the proposed plan designation, because it would be required to consider PC-1 zoning. But, the majority of the parcels are already designated as NC, which should be retained. SC-1 is an acceptable zoning district within the NC plan designation. SC-1 is also a planned zone that requires plan approval by MPC prior to any

construction, similar to PC-1.

Action: Approved Meeting Date: 2/11/2010

**Details of Action:** 

**Summary of Action:** GC (General Commercial) for the eastern pieces of property and GC for parcel 92.01 only of the

northern pieces of property

Date of Approval: 2/11/2010 Date of Denial: Postponements: 1/14/10

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/9/2010 Date of Legislative Action, Second Reading: 4/6/2010

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Denied

**If "Other":** 3/23/2010 postponed until 4/6/2010 **If "Other":** 

Amendments: Amendments:

No action. Amendment not operative

Date of Legislative Appeal: Effective Date of Ordinance:

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