

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 10-A-06-SP **Related File Number:** 10-L-06-RZ
Application Filed: 8/28/2006 **Date of Revision:**
Applicant: IONA MCDANIEL
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side Rutledge Pike, northeast side Ellistown Rd.
Other Parcel Info.:
Tax ID Number: 51 109.02 **Jurisdiction:** County
Size of Tract: 1.1 acres
Accessibility: Access is via Rutledge Pike, a major arterial street with four lanes and a center median within 280' of right of way, or Ellistown Rd., a local street with 16-18' of pavement width within 40' of right of way. There is a center median cut on Rutledge Pike at Ellistown Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Retail center **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area has been developed primarily with rural residential uses under A zoning. There is significant RB and CB zoning in the area. There is a business to the northwest, zoned I.

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

Street: 1728 Ellistown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Residence
Extension of Zone: No
History of Zoning: None noted for this site. Property to the southeast was rezoned PR in early 2006.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (Commercial)

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.): DENY C (Commercial) sector plan designation.

Staff Recomm. (Full): Additional commercially designated areas are not needed along Rutledge Pike. There is a significant amount of commercially designated acreage along Rutledge Pike that is yet to be zoned for business purposes. The current LDR designation is appropriate for this site and should be maintained.

Comments:

MPC Action: Approved

MPC Meeting Date: 10/12/2006

Details of MPC action: APPROVE C (Commercial) sector plan designation.

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 10/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/20/2006

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: