

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**EAST 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-A-11-SP

**Related File Number:** 10-B-11-RZ

**Application Filed:** 8/11/2011

**Date of Revision:**

**Applicant:** CELINE NGUYEN

## PROPERTY INFORMATION

**General Location:** Southeast side Strawberry Plains Pike, northeast of Huckleberry Ln.

**Other Parcel Info.:**

**Tax ID Number:** 73 046

**Jurisdiction:** County

**Size of Tract:** 0.96 acres

**Accessibility:** Access is via Strawberry Plains Pike, a minor arterial street with 25' of pavement width within 60' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence

**Surrounding Land Use:**

**Proposed Use:** Residence and contractor's office

**Density:**

**Sector Plan:** East County

**Sector Plan Designation:** MDR/O

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:** This parcel is located to the northeast of the Strawberry Plains Pike/I-40 interchange, which is developed with commercial and office uses that currently stop about 400 feet southwest of this site on the southeast side of the street. The subject property is surrounded on three sides by residential uses, zoned A, and is located beyond the 4 lane section of Strawberry Plains Pike.

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

**Street:** 7620 Strawberry Plains Pike

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)

**Former Zoning:**

**Requested Zoning:** CB (Business and Manufacturing)

**Previous Requests:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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.): DENY GC (General Commercial) sector plan designation.

Staff Recomm. (Full): The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for commercial uses. The site is completely surrounded by residential uses, and placing a commercial designation on this less than 1 acre site would be incompatible with surrounding land uses and constitutes a spot sector plan amendment.

Comments: SECTOR PLAN REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
NEW ROAD OR UTILITY IMPROVEMENTS:  
No road improvements have been made recently in the area. Utilities are available in the area, but may need to be extended to serve the site.  
ERROR OR OMISSION IN CURRENT PLAN:  
The plan appropriately calls for LDR development at this location.  
CHANGES IN GOVERNMENT POLICY:  
No changes have occurred that warrant this sector plan change.  
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:  
There have not been significant changes in the area's development pattern that have taken place to justify amendment of the sector plan to commercial or rezoning to CB. The East County Sector Plan was recently updated and did not propose any new land uses for this site.

Action: Denied Meeting Date: 10/13/2011

Details of Action:

Summary of Action: DENY GC (General Commercial) sector plan designation.

Date of Approval: Date of Denial: 10/13/2011 Postponements:

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

### **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 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: