CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 10-C-02-SP Related File Number: 10-K-02-RZ

Application Filed: 9/9/2002 Date of Revision:

Applicant: ERIC AND PAM YOUNGQUIST

Owner:



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: Southwest side Heiskell Rd., northwest of W. Emory Rd.

Other Parcel Info.:

Tax ID Number: 56 115 Jurisdiction: County

Size of Tract: 4.13 acres

Accessibility: Access is via Heiskell Rd., a minor arterial street with 50' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Landscaping business Density:

Sector Plan: North County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The area southeast of this site, around the intersection of Heiskell Rd. and W. Emory Rd. is developed

with commercial uses under CA zoning. Residential uses surround this site, developed under A, RB

and PR zoning.

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

Street: 7625 Heiskell 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: None noted

Extension of Zone: Yes. Extension of Commercial designation from the south. Not an extension of CA zoning.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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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): Commercial designation of this site would result in inappropriate commercial use of a site surrounded

by residential land uses and zoning. The current sector plan designation of low density residential is appropriate for this property. The sector plan has proposed an appropriate stopping point to the south of this site for commercial development extending north from the intersection of W. Emory Rd. and

Heiskell Rd.

Comments:

MPC Action: Denied MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: DENY C (Commercial) sector plan designation.

Date of MPC Approval:

Date of Denial: 10/10/2002

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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