

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 10-D-04-SP      **Related File Number:** 10-J-04-RZ  
**Application Filed:** 9/13/2004      **Date of Revision:**  
**Applicant:** FORTRESS CORPORATION  
**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

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### PROPERTY INFORMATION

**General Location:** West side Pellissippi Pkwy., south of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 131 L A 1.07      **Jurisdiction:** County  
**Size of Tract:** 2.42 acres  
**Accessibility:** Access is via a private drive through the Ft. Sanders West campus, The private drive is named E.B. Copeland Blvd., and has 25' of pavement width. The north end of Pipkin Ln., a local street with 22' of pavement width within about 350' of I-140 right of way, is located just south of the site and could provide additional access to the site.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Medical office development as part of Ft. Sanders West campus      **Density:**  
**Sector Plan:** Southwest County      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Ft. Sanders West campus, accessed from Kingston Pike, is located to the north of the site and developed under PC zoning. Residential development is located to the south and west, under A, A-1 and RP-1 zoning. The right of way of I-140 is located to the east.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** No, there is no adjacent commercially designated property. An office designation is located to the north, and zoned PC.  
**History of Zoning:** None noted

**PLAN INFORMATION (where applicable)**

Current Plan Category: O (Office) and 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.): APPROVE O (Office) sector plan designation for the entire parcel 1.07. (Applicant requested C (Commercial).)

Staff Recomm. (Full): The majority of the site is already proposed for office uses by the sector plan. The recommendation will put the entire subject property under an office sector plan designation.

Comments:

MPC Action: Approved MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE O (Office) for the entire parcel 1.07

Date of MPC Approval: 10/14/2004 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: 11/15/2004 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: