

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR 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

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**File Number:** 10-I-07-PA      **Related File Number:** 10-L-07-RZ  
**Application Filed:** 9/4/2007      **Date of Revision:**  
**Applicant:** A & M ENTERPRISES, INC.

## PROPERTY INFORMATION

**General Location:** Northeast side Sanderson Rd., southwest side Clifton Rd., southeast of Western Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 D G 024-032      **Jurisdiction:** City  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Sanderson Rd., a major collector street with 21' of pavement width within 60' of right of way, Carnation Dr., a local street with 18' of pavement width within 50' of right of way, or Clifton Rd., a local street with 18' of pavement width within 50' of right of way. The applicant intends to propose primary access to the development through parcel 1 to the north to Western Ave., which is a six lane major arterial facility with center turning lane within 100' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Sonic fast food restaurant      **Density:**  
**Sector Plan:** Central City      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The properties fronting on Western Ave. are developed with commercial uses under C-3 zoning, and to the south and rear of the businesses are residential uses, zoned R-1 and R-1A.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential) & R-1A (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of GC designation and C-3 zoning from the north and west.  
**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.): APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): GC is an extension of uses from the west and north and are appropriate at this location along a major arterial street near the interchange with I-640, with certain conditions for development.

Comments:

MPC Action: Approved MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: GC (General Commercial)

Date of MPC Approval: 10/11/2007 Date of Denial: Postponements:

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/6/2007 Date of Legislative Action, Second Reading: 12/4/2007

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved as Modified

If "Other": 11/20/2007 postponed If "Other":

Amendments: Amendments: Lots 31 & 32 only Landscape buffer adjacent to residential zones

Date of Legislative Appeal: Effective Date of Ordinance: