

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 11-C-04-SP                      **Related File Number:** 11-N-04-RZ  
**Application Filed:** 10/25/2004              **Date of Revision:**  
**Applicant:** NEW HERITAGE, LLC  
**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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Knoxville, Tennessee 37902  
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## PROPERTY INFORMATION

**General Location:** Southwest side Dry Gap Pike, southwest of Emerald Pointe Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 146 OTHER: PORTION ZONED A                      **Jurisdiction:** County  
**Size of Tract:** 1.2 acres  
**Accessibility:** Access is via Dry Gap Pike, a major collector street with four lanes and a center median within 80' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Two dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Dental office                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with a mix of commercial and low density and medium density residential uses, including businesses, single family dwellings, townhouses and a Boys and Girls Club.

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

**Street:** 1829 Dry Gap Pike  
**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 zoning and sector plan designation from the north.  
**History of Zoning:** None noted

## 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.):

APPROVE C (Commercial) sector plan designation.

Staff Recomm. (Full):

The commercial designation is an extension from the north. Commercial uses are compatible with surrounding development.

Comments:

MPC Action:

Approved

MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial)

Date of MPC Approval:

11/10/2004

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:

12/20/2004

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: