

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 11-E-06-SP **Related File Number:** 11-M-06-RZ
Application Filed: 10/4/2006 **Date of Revision:**
Applicant: CHRIS BROWN - FOREST BROOK DEVELOPMENT
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side W. Governor John Sevier Hwy., northwest side W. Marine Rd., southwest of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 137 PART OF 254.03 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 11 acres
Accessibility: Access is via W. Governor John Sevier Hwy., a major arterial street with 25' of pavement width within 150' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office/warehouse and self service storage **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area surrounding this site is either vacant or developed with rural to low density residential uses, under A and CA zoning.

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

Street: 400 W Governor John Sevier Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: 9-B-05-RZ
Extension of Zone: Yes, extension of commercial from the east
History of Zoning: No plan requests, but the property was rezoned PR in 2005 (9-B-05-RZ).

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): Commercial for this site is an extension of the plan designation from the east. The creek tributary along the west side of this site is an appropriate cutoff point for commercial uses extending to the west from the developing commercial node at the intersection of Chapman Hwy. and W. Gov. John Sevier Hwy.

Comments:

MPC Action: Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

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

Date of MPC Approval: 11/9/2006

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: 12/18/2006

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: