

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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:** 11-O-05-UR                      **Related File Number:**  
**Application Filed:** 10/10/2005              **Date of Revision:**  
**Applicant:** KNOX COUNTY / PUBLIC BUILDING AUTHORITY  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side W. Governor John Sevier Hwy., east of Maryville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 147 C D 001-012, 110.01,110.02                      **Jurisdiction:** County  
**Size of Tract:** 2.77 acres  
**Accessibility:** Access is via W. Governor John Sevier Hwy., a major arterial street with 24' of pavement width within 110' of right of way or Maryville Pike, a minor arterial street with 24' of pavement width within 70-80' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Revision of protective covenants for Southwood Commercial Park              **Density:**  
**Sector Plan:** South County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The subject property is undeveloped, but has utilities and roads installed. The surrounding area consists of primarily residential and commercial uses under A, RB and CA zoning.

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

**Street:** 6729 Martel Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Zoning to PC occurred in 1995 and concept plan approval occurred on 9/13/01 (9-SA-01-C).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

