

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-A-01-SP **Related File Number:** 12-D-01-RZ
Application Filed: 11/13/2001 **Date of Revision:**
Applicant: FRED LEONARD AND WILLIAM S. BURLESON
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: Southeast side of S. Northshore Dr., southwest side of Choto Rd.
Other Parcel Info.:
Tax ID Number: 162 65 (PORTION ZONED A) **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via S. Northshore Dr., a minor arterial street with 90' of right of way and 20' of pavement width, or via Choto Rd., a major collector street with 50' of right of way and 23' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Convenience store **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A and PR zoning.

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

Street:
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. Some surrounding properties have been rezoned to PR.
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Low Density Residential
Requested Plan Category: 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: MAB

Staff Recomm. (Abbr.): DENY the sector plan amendment to COMMERCIAL.

Staff Recomm. (Full): Commercial use of this property is not consistent or compatible with surrounding land uses, which include several large rural tracts and subdivisions developing at 1 to 3 dwelling units per acre.

Comments: The LDR sector plan designation should be maintained for this site, because it is consistent with the surrounding land uses and zoning pattern.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 12/13/01,1/10/02

Date of Withdrawal: 2/10/2002 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: