# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 12-A-06-SP Related File Number: 12-A-06-RZ

Application Filed: 10/3/2006 Date of Revision: 12/7/2006

Applicant: WILLIAM VAUGHN

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

#### PROPERTY INFORMATION

General Location: Northwest side Cunningham Rd., northeast side Dry Gap Pike

Other Parcel Info.:

**Tax ID Number:** 47 E A 027 OTHER: 047EB001 **Jurisdiction:** County

Size of Tract: 0.3 acre

Accessibility: Access is via Dry Gap Pike. a major collector street with 4 lanes and a center median within 85' of right

of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Commercial use Density:

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This intersection is developed with commercial uses on three of four quadrants, with the west side of

Dry Gap Pike zoned CA and CB. Residential uses are located beyond the intersection to the east, south and west. A mix of uses are located to the north, including residential, Brickey-McCloud

Elementary School, and the Knoxville Boys and Girls Club, zoned A and PR.

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

Street: 1503 Cunningham Rd

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 CA from the southwest

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

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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 property is a logical extension of the designation from the southeast and southwest

and is appropriate at this location which fronts on Dry Gap Pike, across from commercial uses, and is

adjacent to a lawn supply business to the northeast.

Comments:

MPC Action: Approved MPC Meeting Date: 12/14/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 12/14/2006 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: 1/22/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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