

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

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:** 12-A-12-SP                      **Related File Number:** 12-D-12-RZ  
**Application Filed:** 10/26/2012              **Date of Revision:**  
**Applicant:** PHILIP M. GARRETT

## PROPERTY INFORMATION

**General Location:** East side Schaeffer Rd., southeast of Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 PART OF 093, 096 & 097    **OTHER:** MAP ON FILE AT    **Jurisdiction:** County  
**Size of Tract:** 31 acres  
**Accessibility:** Access is via Schaeffer Rd., a minor collector street with 20' of pavement width within the Pellissippi Parkway right-of-way, Hardin Valley Rd., a four-lane major arterial street within 175' of right-of-way, or Iron Gate Blvd., a local boulevard street within 70' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and residential  
**Surrounding Land Use:**  
**Proposed Use:** Mixed uses    **Density:**  
**Sector Plan:** Southwest County    **Sector Plan Designation:** MDR/O and SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with commercial and residential uses under PC, A, PR and CA zoning.

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

**Street:** 2122 Schaeffer Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)/TO (Technology Overlay) and BP (Business and Technology)/TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)/TO (Technology Overlay) and CA (General Business)/TO (Technology Overlay)  
**Previous Requests:** Property rezoned in 2008 (11-F-08-RZ).  
**Extension of Zone:** Yes, extension of GC from the west  
**History of Zoning:** A rezoning request for PR at 12 du/ac for apartments was withdrawn at the request of the applicant, due to opposition and other issues, on 3/12/09 (11-F-08-RZ).

## PLAN INFORMATION (where applicable)



**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**