

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH CITY 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-I-07-SP      **Related File Number:** 12-U-07-RZ  
**Application Filed:** 11/5/2007      **Date of Revision:**  
**Applicant:** COVENTRY CREEK, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side McCampbell Dr., northwest side Washington Pike  
**Other Parcel Info.:** Sector plan amendment for parcel 089 only  
**Tax ID Number:** 49 089 & 090      **Jurisdiction:** County  
**Size of Tract:** 2.4 acres  
**Accessibility:** Access is via McCampbell Dr., a local street with 17' of pavement width within 50' of right of way, or Washington Pike, a minor arterial street with 30' of pavement width within 80' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and office  
**Surrounding Land Use:**  
**Proposed Use:** Shopping center - commercial outparcels      **Density:**  
**Sector Plan:** North City      **Sector Plan Designation:** Commercial and Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is presently developed with primarily residential uses, but is transitioning to commercial uses around the intersection of Murphy Rd. and Washington Pike. Current zoning includes SC, CA, CN, OB, RA, A and PR.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) & OB (Office, Medical & Related Services)  
**Former Zoning:**  
**Requested Zoning:** SC (Shopping Center)  
**Previous Requests:** None noted for these parcels  
**Extension of Zone:** Yes, extension of commercial  
**History of Zoning:** Adjacent property was amended to commercial and rezoned to SC in 2004 (9-I-04-RZ/9-C-04-SP).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

