# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### NORTH CITY SECTOR PLAN AMENDMENT

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		



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

#### 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)

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 uses at this site are an extension of the SC zone to the west and the commercial node to the east.		
Comments:			
MPC Action:	Approved		MPC Meeting Date: 12/13/2007
Details of MPC action:			
Summary of MPC action:	APPROVE C (Commercial)		
Date of MPC Approval:	12/13/2007	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:	1/28/2008	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: