

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHEAST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 2-B-03-SP      **Related File Number:** 2-J-03-RZ  
**Application Filed:** 1/13/2003      **Date of Revision:**  
**Applicant:** VICTOR JERNIGAN  
**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:** South side Washington Pike, east of Murphy Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 79 OTHER: PART OF PARCEL 92 (MAP ON FILE)      **Jurisdiction:** County  
**Size of Tract:** 3.6 acres  
**Accessibility:** Access is via Washington Pike, a minor arterial street with 50 to 70' of right of way and 20 to 27' of pavement width in this section.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Neighborhood commercial use      **Density:**  
**Sector Plan:** Northeast County      **Sector Plan Designation:** Agricultural / Rural Residential and Low Density Re  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under A, RA and PR zoning. Commercial and office uses are located to the northwest across Washington Pike within the CA and OB zoning districts.

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

**Street:** 5904 Washington Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), RA (Low Density Residential) and PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** Parcel 92 was amended on the sector plan to LDR and rezoned PR at 1-5 du/ac (6-A-02-SP, 6-E-02-RZ)  
**Extension of Zone:** Yes. The site at the northwest corner of Washington Pike and Murphy Road is designated commercial.  
**History of Zoning:** A portion of this site and some surrounding property was approved by MPC for a change from Agricultural / Rural Residential to Low Density Residential on June 13, 2002. (6-A-02-SP/6-E-02-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:** Agricultural / Rural Residential and Low Density Residential

