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:



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: 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

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

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Requested Plan Category: 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 Commercial sector plan designation, limited to neighborhood commercial uses.

Staff Recomm. (Full): Neighborhood commercial uses are appropriate at this site, located at the intersection of minor collector

and minor arterial streets, and also located near residential uses.

Comments:

MPC Action: Approved MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE Commercial sector plan designation, limited to neighborhood commercial uses

Date of MPC Approval: 2/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 3/24/2003 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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