CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-C-07-SP Related File Number: 2-O-07-RZ

Application Filed: 1/8/2007 **Date of Revision:**

Applicant: WALT DICKSON



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: North side Middlebrook Pike, northwest of Albany Rd.

Other Parcel Info.:

Tax ID Number: 105 L A 006, 008 & 009 Jurisdiction: County

Size of Tract: 2.16 acres

Accessibility: Access is via Middlebrook Pike, a four lane major arterial street with center median within 110' of right

of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and office

Surrounding Land Use:

Proposed Use: Any use permitted in the CA zone (possibly a restaurant). Density:

Sector Plan: Northwest County Sector Plan Designation: Mixed Uses

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with a mix of uses, including medium density and low density residential uses,

under A, PR and RB zoning and offices, under OA zoning. Commercial uses are located to the west of

this site, at the intersection of Middlebrook Pike and Joe Hinton Rd., zoned CA. The closest commercial use is a Pilot convenience store with restaurant, gas pumps and car wash, located two

parcels away from this site.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and OA (Office Park)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: CA zoning was denied on parcels 8-11 in April 2000 (4-D-00-RZ).

PLAN INFORMATION (where applicable)

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Current Plan Category: MU (Mixed Uses), limited to O (Office) and MDR (Medium Density Residential)

Requested Plan Category: C (Commercial)

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.): DENY C (Commercial) sector plan designation.

Staff Recomm. (Full): Commercial uses should remain only at the intersection to the west and not be extended along

Middlebrook Pike. The sector plan proposes office and medium residential uses for this site to provide an appropriate transition between the commercial to the west and residential to the east, and it should

be maintained.

Comments:

MPC Action: Denied MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval: Date of Denial: 5/10/2007 Postponements: 2/8/07,3/8/07

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 5/15/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/25/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Appeal. Denial stands Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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