

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY 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

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**File Number:** 2-C-07-SP                      **Related File Number:** 2-O-07-RZ  
**Application Filed:** 1/8/2007              **Date of Revision:**  
**Applicant:** WALT DICKSON

## 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)

