

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH 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: 3-A-07-SP **Related File Number:** 3-B-07-RZ
Application Filed: 2/1/2007 **Date of Revision:**
Applicant: GRAHAM CORPORATION

PROPERTY INFORMATION

General Location: Southeast side of Maynardville Pike, southwest side of Quarry Rd.
Other Parcel Info.:
Tax ID Number: 29 021, 025, & 031.01 **Jurisdiction:** County
Size of Tract: 20 acres
Accessibility: Access is via Maynardville Pike, a two to three lane, major arterial highway in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Shopping Center **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This Agriculturally zoned property is in a rural residential area that has seen recent urban residential and commercial zoning and development under PR, RA and PC and CA zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & F (Floodway)
Former Zoning:
Requested Zoning: PC (Planned Commercial) & F (Floodway)
Previous Requests: Front portion of parcel 021 was rezoned to PC (5-B-03-RZ/5-C-03-SP) in 2003.
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjacent property was zoned PC in 2003. (5-B-03-SP/5-C-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & STPA (Stream Protection Area)
Requested Plan Category: C (Commercial) & STPA (Stream Protection Area)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C/STPA (Commercial)/(Stream Protection) designation for this area

Staff Recomm. (Full):

This designation will allow the applicant and his Engineer to continue to seek approval to realign a portion of Willow Fork Creek to allow a deepening of the commercial site away from Maynardville Pike. This will allow retention of the creek as a buffer between the commercial uses and the residential uses along E. Emory Rd.

Comments:

MPC Action:

Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial) & STPA (Stream Protection Area)

Date of MPC Approval:

3/8/2007

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:

4/16/2007

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: