

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 4-A-06-SP                      **Related File Number:** 4-E-06-RZ  
**Application Filed:** 2/28/2006              **Date of Revision:**  
**Applicant:** GRAHAM CORPORATION  
**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:** Northwest and southeast sides W. Gov. John Sevier Hwy., southeast side Abner Cruze Rd., southwest side W. Norton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 167,16701,168-170,16801                      **Jurisdiction:** County  
**Size of Tract:** 6.3 acres  
**Accessibility:** Access is via W. Norton Rd., a local street with 25' of pavement width within 150' of right of way, W. Governor John Sevier Hwy., a major arterial street with 23' feet of pavement width within 170' of right of way, or Abner Cruze Rd., a local street with 18' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Retail center                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The land surrounding the intersection of Chapman Hwy. and W. Gov. John Sevier Hwy. is either developed or being developed with retail and other business uses under C-3, C-4 and CA zoning. Residential uses are located further away from the commercial node, zoned A, RB, RA and PR.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of commercial designation and zoning from the north, south and east  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: C (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 C (Commercial) sector plan designation.

Staff Recomm. (Full): General commercial uses for this site are an extension of the commercial designation and zoning from the north, south and east and are compatible with surrounding development.

Comments:

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 4/13/2006

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: 5/22/2006

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: