

# 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:** 4-A-07-SP                      **Related File Number:** 4-C-07-RZ  
**Application Filed:** 2/20/2007              **Date of Revision:**  
**Applicant:** ARNOLD TREECE

### PROPERTY INFORMATION

**General Location:** Northeast side Quarry Rd., southeast of Maynardville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 29 02306                      **Jurisdiction:** County  
**Size of Tract:** 7.12 acres  
**Accessibility:** Access is via Quarry Rd., a local street with 20' of pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex condominium and office for applicant                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR and STPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located southeast of the Maynardville Highway corridor within an underdeveloped area that is shown for commercial and medium density residential uses, and zoned A, RB and PC.

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

**Street:** 7714 Quarry Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) and F (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property to the southwest has been changed to Commercial and PC zoning.

### PLAN INFORMATION (where applicable)

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

**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 (Commercial) designation

Staff Recomm. (Full):

Commercial designation along both sides of Quarry Rd., southeast of Maynardville Pike and the northwest side of the creek would provide an appropriate commercial development pattern along this portion of the Maynardville Pike corridor.

Comments:

MPC Action:

Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial) and STPA (Stream Protection)

Date of MPC Approval:

4/12/2007

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:

5/29/2007

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: