

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 4-B-04-SP **Related File Number:** 4-D-04-RZ
Application Filed: 2/17/2004 **Date of Revision:**
Applicant: HOWARD SENTELL
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side W. Gov. John Sevier Hwy., east side W. Martin Mill Pike
Other Parcel Info.:
Tax ID Number: 136 P B 1, 1.01 **Jurisdiction:** County
Size of Tract: 0.78 acre
Accessibility: Access is via W. Martin Mill Pike, a minor arterial street with 40' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and one duplex
Surrounding Land Use:
Proposed Use: Any use permitted in CA zone **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of an established residential neighborhood found north of W. Gov. John Sevier Hwy, developed under A, RA and RB zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Denied CA zoning on 9/14/00 (9-H-00-RZ).
Extension of Zone: Yes, extension of commercial designation and zoning from the south.
History of Zoning: MPC denied a rezoning to CA for this property on 9/14/2000 (9-H-00-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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.): DENY C (Commercial) sector plan designation.

Staff Recomm. (Full): Commercial uses at this site would not be compatible with the scale and intensity of surrounding residential uses and zoning on the north side of W. Gov. John Sevier Hwy..

Comments:

MPC Action: Denied

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: DENY C (Commercial) sector plan designation.

Date of MPC Approval:

Date of Denial: 4/8/2004

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: