

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHEAST 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-C-07-SP      **Related File Number:** 4-E-07-RZ  
**Application Filed:** 2/20/2007      **Date of Revision:**  
**Applicant:** JOHN STORY AND CHARLES STORY

## PROPERTY INFORMATION

**General Location:** Northwest side Rutledge Pike, southwest side Apache Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 51 G A 019, 020      **Jurisdiction:** County  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Rutledge Pike, a major arterial street with four lanes and a center median within a 280' right-of-way, and Apache Rd., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Convenience store      **Density:**  
**Sector Plan:** Northeast County      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is located in an area of mixed residential, commercial and industrial development.

## 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:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** C (Commercial)

**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:

Kelley Schlitz

Staff Recomm. (Abbr.):

DENY C (Commercial) sector plan designation.

Staff Recomm. (Full):

Additional commercially designated areas are not needed along this section of Rutledge Pike. There is a significant amount of commercially designated acreage along Rutledge Pike that has yet to be developed. The current low density residential designation is appropriate for this site and should be maintained.

Comments:

MPC Action:

Denied

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

DENY C (Commercial)

Date of MPC Approval:

Date of Denial: 4/12/2007

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?: 4/13/2007

**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 Appeal Commercial (k) approved with conditions below

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Commercial approved (k) conditions- eliminating any possibility of access to Apache Drive, providing fencing and planting 20% of property with trees

Date of Legislative Appeal:

Effective Date of Ordinance: