

# 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

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

**File Number:** 5-A-10-SP                      **Related File Number:** 5-A-10-RZ  
**Application Filed:** 3/2/2010              **Date of Revision:**  
**Applicant:** RONALD AND VERNA STOUT

### PROPERTY INFORMATION

**General Location:** Southeast side Old Maynardville Pike, east side Maynardville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 29 011                      **Jurisdiction:** County  
**Size of Tract:** 1.09 acres  
**Accessibility:** Access is via Old Maynardville Pike, a local street with 24' of pavement width within the 235' right-of-way of Maynardville Pike.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Residence                      **Density:**  
**Sector Plan:** North County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed primarily with agricultural and rural to low density residential uses under A, RA and RB zoning. To the south and east along Maynardville Pike, there is commercially zoned property (PC and CA), with some commercial development.

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

**Street:** 7820 Old Maynardville Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** RB (General Residential)  
**Previous Requests:** 6-F-92-RZ  
**Extension of Zone:** Yes, extension of MDR designation and RB from the east  
**History of Zoning:** MPC approved CA zoning for this site on June 11, 1992 (6-F-92-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:** C (Commercial)

