CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-B-06-SP Related File Number: 5-F-06-RZ

Application Filed: 3/30/2006 Date of Revision:

Applicant: DWIGHT A. COLLINS

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side Clapps Chapel Rd., northeast of Rodgers Rd., south of Tazewell Pike

Other Parcel Info.:

Tax ID Number: 5 PORTION OF 077 OTHER: MAP ON FILE AT MPC Jurisdiction: County

Size of Tract: 5 acres

Access is via Clapps Chapel Rd., a major collector street with 16-17' of pavement width within 50' of

right of way. Tazewell Pike, a minor arterial street with 21' of pavement width within 60' of right of way is

located 200' to the northeast of this site.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land

Surrounding Land Use:

Proposed Use: Retail Density:

Sector Plan: Northeast County Sector Plan Designation: Ag/RR

Growth Policy Plan: Rural Area

Neighborhood Context: This site is located in the Graveston area, which is developed with low density and rural residential

dwellings and a church under A, RA and RB zoning.

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

Street: 8422 Clapps Chapel Rd

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: A/RR (Agricultural/Rural Residential)

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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, limited to CR zoning.

Staff Recomm. (Full): Rural commercial uses are appropriate at this site which is located just off of Tazewell Pike, an arterial

street, at the intersection of Clapps Chapel Rd., a collector street.

Comments:

MPC Action: Denied MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: 6/8/2006 Postponements: 5/11/06

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/24/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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