

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT  
COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 5-C-25-PA                      Related File Number: 5-E-25-RZ  
Application Filed: 3/14/2025              Date of Revision:  
Applicant: MATTHEW L TINKHAM, JR

## PROPERTY INFORMATION

General Location: North side of S Northshore Dr, West of Cottingham Ln  
Other Parcel Info.:  
Tax ID Number: 155 00302                      Jurisdiction: County  
Size of Tract: 2.46 acres  
Accessibility: Access is via S Northshore Drive, a major arterial road with a 20-ft pavement width within a right-of-way which varies from 60 ft to 70 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (Church)  
Surrounding Land Use:  
Proposed Use:    Density:  
Planning Sector: Southwest County              Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area is characterized by residential and commercial uses, and by natural water features. The residential uses are single family dwellings on small, suburban style lots. The commercial uses are retail businesses associated with the commercial node at the intersection of Northshore Drive and I-140, approximately one mile from the subject property. Natural water features include the Tennessee River as well as a number of small lakes, ponds, and streams associated with the river's watershed.

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

Street: 9123 S NORTSHORE DR  
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:  
Extension of Zone: This is not an extension of the plan designation or the zoning.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

