

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTHWEST 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:** 6-A-10-SP

**Related File Number:** 6-C-10-RZ

**Application Filed:** 4/26/2010

**Date of Revision:**

**Applicant:** CGK, INC.

## PROPERTY INFORMATION

**General Location:** Southeast side Fox Rd., northeast of Canton Hollow Rd.

**Other Parcel Info.:**

**Tax ID Number:** 143 127

**Jurisdiction:** County

**Size of Tract:** 3 acres

**Accessibility:** Access is via Fox Rd., a major collector street with 18' of pavement width within 100' of railroad and street right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and house

**Surrounding Land Use:**

**Proposed Use:** Restaurant and marine rentals

**Density:**

**Sector Plan:** Southwest County **Sector Plan Designation:** Low Density Residential

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is developed primarily with residences under A, RA, PR and RB zoning. There is a church nearby and Fox Rd. marina is adjacent to the east, zoned A.

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

**Street:** 1104 Fox Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)

**Former Zoning:**

**Requested Zoning:** CR (Rural Commercial)

**Previous Requests:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) and STPA (Stream Protection Area)

**Requested Plan Category:** RC (Rural Commercial) and STPA (Stream Protection Area)

**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:

Michael Brusseau

Staff Recomm. (Abbr.):

DENY RC (Rural Commercial) sector plan designation.

Staff Recomm. (Full):

The site does not meet any of the criteria of the Knoxville-Knox County General Plan 2032 for changes of conditions warranting amendment of the land use plan. The request is a spot sector plan amendment.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No road or utility improvements have been made recently in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The plan appropriately calls for LDR development at this location, consistent with the surrounding zoning. Approval of RC uses for this site would be a spot sector plan amendment.

CHANGES IN GOVERNMENT POLICY:

No changes have occurred that warrant this sector plan change.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No changes have occurred that warrant this sector plan change.

Action:

Denied

Meeting Date: 7/8/2010

Details of Action:

Summary of Action:

DENY RC (Rural Commercial) sector plan designation.

Date of Approval:

Date of Denial: 7/8/2010

Postponements: 6/10/2010

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 8/23/2010

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: