

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-C-06-SP **Related File Number:** 6-J-06-RZ
Application Filed: 5/2/2006 **Date of Revision:**
Applicant: BEARDEN LAND COMPANY
Owner:

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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PROPERTY INFORMATION

General Location: West side N. Cedar Bluff Rd., north of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 119 H F 014 **Jurisdiction:** County
Size of Tract: 1.13 acres
Accessibility: Access is via N. Cedar Bluff Rd., a major arterial street with 4 lanes and a center turning lane and 60' of pavement width within 80' of right of way. The site's driveway lines up with Fox Lonas Dr., a minor collector street to the east, which has a traffic signal at its intersection with N. Cedar Bluff Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Day care facility
Surrounding Land Use:
Proposed Use: Coffee house **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area of N. Cedar Bluff Rd. north of Dutchtown Rd. has been developed with office and residential uses, as well as a large church campus, under A, RA, RAE, RP-1, OA and OB zoning. Most commercial development along N. Cedar Bluff Rd. has occurred to the south, south of Dutchtown Rd. and to the north, near the intersection with Middlebrook Pike, under various commercial zones.

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

Street: 513 N Cedar Bluff Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests: Day care facility
Extension of Zone: No
History of Zoning: None noted for this site; the two properties south of this site were denied CA zoning in 2001 and 2005.

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: NC (Neighborhood 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 NC (Neighborhood Commercial) sector plan designation.

Staff Recomm. (Full): Neighborhood commercial use of this site will allow commercial development of this site that is compatible with surrounding residential uses.

Comments:

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

Details of MPC action:

Summary of MPC action: APPROVE NC (Neighborhood Commercial)

Date of MPC Approval: 6/8/2006 Date of Denial: Postponements:

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: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: