

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-I-06-SP **Related File Number:** 6-U-06-RZ
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: TJ DEVELOPMENT
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Northwest side Ball Camp Pike, northeast side Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 256 OTHER: PORTION NORTHWEST OF BALL CAM **Jurisdiction:** County
Size of Tract: 37.2 acres
Accessibility: Access is via Bakertown Rd., a major collector street with 16' of pavement width within 50' of right of way, or Ball Camp Pike, a major collector street with 21' of pavement width within 45' of right of way. The site will also have access to the future Ball Camp Pike alignment, which traverses through the site and will be classified as a minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Light commercial, retail and multi-family residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural to low density residential uses under A, RA and PR zoning.

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

Street: 7724 Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial) and PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No, there are no commercially designated parcels in the immediate area.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

