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:



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: 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)

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Requested Plan Category: C (Commercial) (on PC requested portion)

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 PC zoning.

Staff Recomm. (Full): A commercial designation at this location would lead to a future planned commercial node at this

intersection to serve area residents. This site will be located at the intersection of the realigned Ball

Camp Pike and Bakertown Rd.

Comments:

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

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) sector plan designation, limited to Planned Commercial zoning

Date of MPC Approval:6/8/2006Date 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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