

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST 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: 7-A-07-SP                      Related File Number: 7-F-07-RZ  
Application Filed: 6/1/2007                      Date of Revision:  
Applicant: VICTOR JERNIGAN

## PROPERTY INFORMATION

General Location: Southeast side Washington Pike, northeast of McCampbell Dr.  
Other Parcel Info.:  
Tax ID Number: 49 PORTION OF 092 OTHER: PART SHOWN LDR                      Jurisdiction: County  
Size of Tract: 4 acres  
Accessibility: Access is via Washington Pike, a minor arterial street with 30-40' of pavement width within 80' of right of way. The site will also have future access to Murphy Road, after it is extended along the southwest boundary of this site.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Self-service storage                      Density:  
Sector Plan: Northeast County                      Sector Plan Designation: Low Density Residential  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context: The surrounding area is developed primarily with residential uses under PR, A and RA zoning. However, a convenience store with gas pumps is developed to the northwest under CN zoning. There is also OB, CA and SC zoning to the west along Washington Pike.

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

Street: 5912 Washington Pike  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning: CA (General Business)  
Previous Requests: Property was amended to LDR and zoned PR in 2002 (6-A-02-SP/6-E-02-RZ)  
Extension of Zone: No  
History of Zoning: None for this site; property to northwest was amended to NC in 2003.

## PLAN INFORMATION (where applicable)

