

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-B-06-SP **Related File Number:** 7-K-06-RZ
Application Filed: 6/5/2006 **Date of Revision:**
Applicant: H.E. BITTLE, III
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: Southwest side Pellissippi Pkwy., northwest of Carmichael Rd., southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 120 **Jurisdiction:** County
Size of Tract: 58.16 acres
Accessibility: Property's only current public street frontage is on Pellissippi Parkway, a four lane expressway within 300-370' of right of way. Future access will be via Hardin Valley Rd., a three lane minor arterial street with center turn lane within 75' of right of way, or Carmichael Rd., a minor collector street with 18' of pavement width within 90' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail/office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU and SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The properties along Carmichael Rd. to the south and west are developed with residential uses under A/TO and PR/TO zoning. To the north, near the Hardin Valley Rd./Pellissippi Pkwy. interchange are some commercial uses, zoned PC/TO and CA/TO. Directly south along Pellissippi Pkwy., are undeveloped parcels zoned BP/TO. Pellissippi Greenway and Parkway are located to the east.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: CA (General Business) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Not an extension of the plan designation or zoning. There is PC/TO commercial zoning to the north.
History of Zoning: None noted for this site. The BP/TO zoning has been in place since the early 1980's.

