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:



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: 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 (Technolgy 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.

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PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) and SLPA (Slope Protection Area)

Requested Plan Category: C (Commercial) and SLPA (Slope Protection Area)

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 MU (Mixed Use) and SLPA (Slope Protection) sector plan designations. (Applicant

requested Commercial).

Staff Recomm. (Full): Applicant requested commercial land use but agrees with the mixed use designation. The text of the

sector plan will be changed to recognize that office, technology park, retail, and single and medium

density residential uses are appropriate in the designated area.

Comments:

MPC Action: Approved MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: APPROVE MU (Mixed Use) and SLPA (Slope Protection Area)

Date of MPC Approval: 8/10/2006 Date of Denial: Postponements: 7/13/2006

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/25/2006 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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