

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR 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-F-12-PA                      **Related File Number:** 7-J-12-RZ  
**Application Filed:** 5/29/2012              **Date of Revision:** 7/9/2012  
**Applicant:** C.E. BROWN PROPERTIES / ARTHUR SEYMOUR

## PROPERTY INFORMATION

**General Location:** South side S. Northshore Dr., northeast side Osprey Point Ln., southwest side Pellissippi Pkwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 L A 012    OTHER: 154-10101                      **Jurisdiction:** City  
**Size of Tract:** 1.7 acres  
**Accessibility:** Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within over 300 feet of right-of-way, or via Osprey Point Ln., a local street with 22' of pavement width within 150' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Bank branch, pharmacy or similar use                      **Density:**  
**Sector Plan:** Southwest County    **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located across the street from the large Northshore Town Center site, zoned PC-1 and TC-1, which has been approved for large scale commercial development. The site is just west of the I-140 interchange with S. Northshore Dr. To the east, west and south of the site is residential development, under various zones.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural) and O-3 (Office Park)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** A plan amendment and rezoning to O (K) and O-3 was approved by MPC in 2004 (1-U-04-RZ/1-J-04-P)  
**Extension of Zone:** Yes, the land to the northwest, across S. Northshore Dr., is designated GC.  
**History of Zoning:** One Year Plan was amended to office for this site in 2004 (1-J-04-PA).

## PLAN INFORMATION (where applicable)

