

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTHWEST 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-F-12-SP **Related File Number:**
Application Filed: 6/5/2012 **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) & O-3 (Office Park)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: 1-U-04-RZ/1-J-04-PA
Extension of Zone: Not an extension of C designation, but land to northwest, across Northshore Dr., is designated for mixed uses, allowing commercial
History of Zoning: Parcel 12 was rezoned to O-3 in 2004 (1-U-04-RZ).

PLAN INFORMATION (where applicable)

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/7/2012

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/21/2012

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: