

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### EAST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 8-D-06-SP                      **Related File Number:** 8-Q-06-RZ  
**Application Filed:** 7/10/2006                      **Date of Revision:**  
**Applicant:** HOLROB, DAVIS, SHIPE II  
**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:** South side Strawberry Plains Pike, east side E. Gov. John Sevier Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 83 060.02                      **Jurisdiction:** County  
**Size of Tract:** 5.95 acres  
**Accessibility:** Access is via E. Governor John Sevier Hwy., a major arterial street with 35' of pavement width within 100' of right of way, or Strawberry Plains Pike, a major arterial street with 35' of pavement width within 40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail development                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR and STPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** One quadrant of this intersection is developed with a convenience store / gas station, under CA zoning. To the south are light/general industrial and commercial uses, zoned LI, I, CA and CB. Residential uses are also located in the area, zoned A and RB.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) & F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) & F (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of commercial designation and zoning from the northwest  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

