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:



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: 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

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)

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Current Plan Category: LDR (Low Density Residential) & STPA (Stream Protection Area)

Requested Plan Category: C (Commercial) & STPA (Stream 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 C (Commercial) and STPA (Stream Protection) sector plan designation.

Staff Recomm. (Full): Commercial uses are appropriate at this intersection of two major arterial streets, which has started to

develop as a commercial node. The request is an extension of commercial uses from the northwest.

Comments:

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

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) and STPA (Stream Protection Area)

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

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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