

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 8-E-06-SP **Related File Number:** 8-T-06-RZ
Application Filed: 7/10/2006 **Date of Revision:**
Applicant: RIVER WALK LANDING, LLC
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

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

PROPERTY INFORMATION

General Location: Northwest side E. Gov. John Sevier Hwy., northeast of Grand Valley Rd.
Other Parcel Info.:
Tax ID Number: 111 PART OF 038 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 36.2 acres
Accessibility: Access is via E. Governor John Sevier Hwy., a major arterial street with 30' of pavement width within 110' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family and commercial **Density:** 2 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with rural residential uses under A zoning. Knox-Chapman Utility District facilities are located to the east, zoned A.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) & CA (General Business)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: C (Commercial)

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.):

DENY C (Commercial) sector plan designation.

Staff Recomm. (Full):

The site is surrounded by low density residential uses and is not near a commercial node at an intersection. Commercial at this location would be an inappropriate spot sector plan amendment.

Comments:

MPC Action:

Denied

MPC Meeting Date: 9/14/2006

Details of MPC action:

Summary of MPC action:

DENY C (Commercial)

Date of MPC Approval:

Date of Denial: 9/14/2006

Postponements: 8/10/2006

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 10/23/2006

Date of Legislative Action, Second Reading: 12/18/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Denied

If "Other": Postponed 10/23, 11/20

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: