

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 8-H-05-SP **Related File Number:** 8-X-05-RZ
Application Filed: 7/13/2005 **Date of Revision:** 7/21/2005
Applicant: GRAHAM CORPORATION
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: Southeast side W. Governor John Sevier Hwy., southwest of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 137 169.01, 246, 247.01 **OTHER:** PART OF 167.01 SE O **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via W. Gov. John Sevier Hwy., a major arterial street with 30' of pavement width within 170' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Retail shopping center **Density:**
Sector Plan: South County **Sector Plan Designation:** Office and LDR
Growth Policy Plan: Planned Growth Area and Urban Growth Area
Neighborhood Context: Most of the surrounding properties have been developed rural and low density residential uses under A, RA and RB zoning. However many surrounding properties are zoned CA and will be developed with commercial uses in the near future.

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: CA (General Business)
Previous Requests: Adjacent property was rezoned CA in Jan. 2005 (12-O-04-RZ/12-C-04-SP).
Extension of Zone: Yes, extension of C sector plan designation from the west and CA zoning from the east and west.
History of Zoning: None noted for this site. Adjacent property to the east was rezoned CA by Knox County Commission on 1/24/05. MPC had approved a C sector plan designation and SC zoning on 12/9/04 (12-O-04-RZ/12-C-04-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) and 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.): APPROVE C (Commercial) sector plan designation.

Staff Recomm. (Full): The commercial designation for this site is an extension from the west.

Comments:

MPC Action: Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 8/11/2005

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: 9/26/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: