

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH 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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-A-16-SP **Related File Number:** 9-C-16-RZ
Application Filed: 7/19/2016 **Date of Revision:**
Applicant: LECONTE EQUITIES GROUP, LLC

PROPERTY INFORMATION

General Location: Northwest side E. Governor John Sevier Hwy., north of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 137 210 **Jurisdiction:** County
Size of Tract: 6.65 acres
Accessibility: Access is via E. Governor John Sevier Hwy., a major arterial street with 2 travel lanes and various turning lanes within 150' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial/retail **Density:**
Sector Plan: South County **Sector Plan Designation:** MDR/O
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area south of Chapman Hwy., around the interchange with E. Governor John Sevier Hwy. is developed with commercial uses under C-3, C-4 and CA zoning. On the north side of Chapman Hwy., commercial development has been limited to only properties having direct access to Chapman Hwy. Along E. Governor John Sevier Hwy. to the north of this subject property are residential uses, zoned RA and PR.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Not an extension of GC plan designation. CA zoning is present to the southeast, but is on the opposite side of the highway from the subject property.
History of Zoning: None noted. The South County Sector Plan was adopted with the current MDR/O proposal by Knox County Commission on March 25, 2013.

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/24/2016

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: