

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 9-B-01-SP **Related File Number:** 9-L-01-RZ
Application Filed: 8/15/2001 **Date of Revision:**
Applicant: J. NOLAN SHARBEL
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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side N. Cedar Bluff Rd., north of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 119 H F 15 **Jurisdiction:** County
Size of Tract: 1.04 acres
Accessibility: Access is via N. Cedar Bluff Rd. a five lane, minor arterial street with a 110' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Office/retail **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This office building is located on the southeastern edge of low density residential development that has developed within RAE, RA and PR zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Property was zoned OA in 1980's
Extension of Zone: No
History of Zoning: Property was zoned OA in 1987 (5-D-87-RZ). Parcel 14 to the north was denied CA zoning in 1988 and 1994 and zoned OA in 1994 (8-A-88-RZ & 4-N-94-RZ)

PLAN INFORMATION (where applicable)

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

