# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### NORTH COUNTY SECTOR PLAN AMENDMENT

File Number:9-B-02-SPRelated File Number:9-G-02-RZApplication Filed:8/14/2002Date of Revision:Applicant:JOSEPH G. CROWEOwner:Image: Comparison of the second second

#### PROPERTY INFORMATION

General Location:	Southeast side Tipton Ln., south of E. Beaver Creek Dr.		
Other Parcel Info.:			
Tax ID Number:	57 123	Jurisdiction:	County
Size of Tract:	4.47 acres		
Accessibility:	Access is via Tipton Ln., a local deadened street with 17' to 19	of pavement wit	hin a 40' right-of-way

# GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and garage	ge/storage building	
Surrounding Land Use:			
Proposed Use:	Storage of doors and windows by Allen Millworks		Density:
Sector Plan:	North County	Sector Plan Designation: LD	R/SP
Growth Policy Plan:	Planned Growth Area	a	
Neighborhood Context:	This steep site is part of rural residential development pattern where recent low density subdivision development has occurred under PR zoning. No commercial zoning or development is found in the area.		

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

Street:

7100 Tipton Ln

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:	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)



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### 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:	Ken Pruitt		
Staff Recomm. (Abbr.):	DENY the Sector Plan amendment for Commercial designation for this property		
Staff Recomm. (Full):	Commercial designation of this site would result in inappropriate commercial development at the end of a deadend, local street within a stable, predominately single family neighborhood. The sector plan proposes low density residential use and stream protection for this site.		
Comments:	residential purposes	eloped with a residence and accessory b stable, low density residential area. Com	
	<ul> <li>B. Effects of Proposal <ol> <li>The change would bring commercial truck traffic down a narrow, deadend residential street to this site.</li> <li>This proposal would add commercial noise and lighting in the area.</li> <li>CA zoning would allow this site to have a wide range of commercial uses, in addition to the proposal of the applicant, that would be incompatible with surrounding residential uses. There is no other commercial zoning in the area.</li> </ol> </li> <li>C. Conformity to the General Plan <ol> <li>Commercial uses such as proposed for this site should be clustered along arterial and collector</li> </ol> </li> </ul>		
	<ol><li>Commercial use</li></ol>	sible to the public. As should be separated from low density a of this site would not be compatible with ad development, or poor level of public ad	n the scale and intensity of surrounding
MPC Action:	Denied (Withdrawn)		MPC Meeting Date: 9/12/2002
Details of MPC action:			
Summary of MPC action:			
Date of MPC Approval:		Date of Denial:	Postponements:
Date of Withdrawal:	9/12/2002	Withdrawn prior to publication?: 🗌	Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

Legislative Body: