

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 9-B-04-SP **Related File Number:** 9-C-04-RZ
Application Filed: 8/6/2004 **Date of Revision:**
Applicant: KEY WEST INVESTMENTS
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
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Choto Rd., southeast side S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 162 M C 019 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via either Choto Rd., a major collector street with 20' of pavement width within 55' of right of way or S. Northshore Dr., a minor arterial street with 20' of pavement width within 90' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Convenience store **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developing with single family residential uses under PR and A zoning.

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

Street: 1615 Choto Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and PR (Planned Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: A request for commercial sector plan and CA zoning was withdrawn on 2/10/02 (12-A-01-SP/12-D-01-R)
Extension of Zone: No
History of Zoning: A rezoning application for CA on this property was withdrawn on 2/10/2002 (12-D-01-RZ).

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.): APPROVE C (Commercial) sector plan designation, limited to CN zoning.

Staff Recomm. (Full): Commercial use of this property is acceptable at this intersection of collector and arterial streets and will provide commercial services to the developing residential area surrounding the property. Limiting the zoning to CN will help to protect adjacent residential uses.

Comments:

MPC Action: Denied

MPC Meeting Date: 9/9/2004

Details of MPC action: DENY C (Commercial) sector plan designation.

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval:

Date of Denial: 9/9/2004

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 10/25/2004

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: