

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT

File Number: 9-C-04-SP **Related File Number:** 9-I-04-RZ
Application Filed: 8/9/2004 **Date of Revision:** 10/11/2004
Applicant: VICTOR JERNIGAN
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 Washington Pike, south side McCampbell Dr.
Other Parcel Info.:
Tax ID Number: 49 93,103.03,103.04,103.05 **OTHER:** MAP ON FILE AT **Jurisdiction:** County
Size of Tract: 46.78 acres
Accessibility: Access is via Washington Pike, a minor arterial street with 23' of pavement width within 50-60' of right of way, or McCampbell Dr., a local street with 17-18' of pavement width within 55' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail, office, and single family attached residential (including a bank and a grocery store) **Density:** 5 du/ac
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area has been developed primarily with residential uses under A, PR and RA zoning. Some businesses are located to the south along Washington Pike, under CA zoning, and an office is located directly east of the subject property, under OB zoning. There is some CA and CN zoned land to the east, which has not been developed commercially. There is some Industrial zoned land on this site and north of the site, which is not used industrially.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial), RB (General Residential) and PR (Planned Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential), SC (Shopping Center) and OA (Office Park)
Previous Requests: None noted
Extension of Zone: Yes, extension of commercial designation for the northeast.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: C (Commercial) & O (Office) (easternmost 22.9 acres of site)

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.): DENY the C (Commercial) sector plan amendment.
DENY the O (Office) sector plan amendment.
Staff Recomm. (Full): The large scale request for commercial and office designations is inappropriate at this location which is located on a section of Washington Pike which has two curves and along McCampbell Dr., which is too narrow to support development of this magnitude. The site is also surrounded by incompatible residential development.
Comments:
MPC Action: Approved MPC Meeting Date: 11/10/2004
Details of MPC action: APPROVE C (Commercial) and O (Office) sector plan designations on the eastern portion of the site, as requested by the applicant.
Summary of MPC action: APPROVE C (Commercial) & O (Office)
Date of MPC Approval: 11/10/2004 Date of Denial: Postponements: 9/9/2004-10/14/2004
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 12/20/2004 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: