

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST 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

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File Number: 9-E-07-SP **Related File Number:** 9-H-07-RZ
Application Filed: 8/3/2007 **Date of Revision:** 8/22/2007
Applicant: FURROW REALTY FUND, L.P.

PROPERTY INFORMATION

General Location: Northwest side Strawberry Plains Pike, south side I-40, east side Union School Rd.
Other Parcel Info.:
Tax ID Number: 72 151,152 & 276 **Jurisdiction:** County
Size of Tract: 30 acres
Accessibility: Access is via Strawberry Plains Pike, a major arterial street with 4 lanes and a center median within 250' of right of way or Union School Rd., a local street with 22' of pavement width within 50-100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and office building
Surrounding Land Use:
Proposed Use: Retail, office, manufacturing **Density:**
Sector Plan: East County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area around the I-40/Strawberry Plains Pike interchange is developed with primarily commercial uses under CA, CB, C-3, C-4 and C-6 zoning. To the west of the site along Union School Rd. are residential uses, zoned A.

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) and A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes, extension of commercial plan designations and zoning from adjacent properties to north, south and east.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: C (Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 for portion of the site as shown on attached MPC staff recommendation map. (Applicant requested C designation for the entire site.)

Staff Recomm. (Full): Commercial uses are very appropriate on the easternmost and northernmost portions of the site along I-40 and Strawberry Plains Pike, but should not be extended to the western portion of the site adjacent to Union School Rd., where they would not be compatible with adjacent residential uses.

Comments:

MPC Action: Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) sector plan designation for portion of the site as shown on attached MPC staff recommendation map.

Date of MPC Approval: 9/13/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/22/2007

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: