



Fwd: zoning request

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Jun 10, 2014 at 4:41 PM

----- Forwarded message -----

From: **Margaret Denney** <margaretdenney@bellsouth.net>
Date: Tue, Jun 10, 2014 at 4:40 PM
Subject: zoning request
To: contact@knoxmpc.org

TO: MPC Commissioners
RE: Agenda Item #37
6-A-14-SP & 6-B-14-RZ
Property: 3106 Topside Road/P.Tracy

Dear MPC Commissioners:

Please vote NO Sector Plan Change & NO rezoning on the above agenda item.

Topside Road is a very narrow, winding two lane road used by residents living in the area to access main arteries and secondary roads(Alcoa Highway, Maryville Pike). I have lived in this area for over 40 years and have seen the traffic increase on Maryville Pike to a point that it is difficult to access it from Topside Road. It is disconcerting to think that there could be a change of zoning that would erase the rural, residential feel of this community and likely add additional traffic concerns and safety issues for our residents.

Commercial zoning would negatively impact our neighborhoods and our way of life. Please vote NO on the above request.

Thanks you,

Margaret Denney
6933 Riverwood Drive
Knoxville, TN 37920

Fwd: re Item #37, 6-A-14-SP 9sector Plan Change) and 6-B-14-RZ (Rezoning)- PLEASE VOTE TO DENY

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Jun 11, 2014 at 11:50 AM

----- Forwarded message -----

From: **Robert W. Dykes** <rwdykes@duf6.com>
Date: Wed, Jun 11, 2014 at 10:31 AM
Subject: re Item #37, 6-A-14-SP 9sector Plan Change) and 6-B-14-RZ (Rezoning)- PLEASE VOTE TO DENY
To: "contact@knoxmpc.org" <contact@knoxmpc.org>
Cc: "dykes_robert@bellsouth.net" <dykes_robert@bellsouth.net>

Dear MPC Commissioners:

I respectfully urge you to **deny** the referenced upcoming item # 37 for the applicant Patrick Tracey on MPC's agenda for the meeting tomorrow, June 12, 2014.

As a resident of the community I ask you to deny the request for the following reasons:

1. The applicant is seeking to legitimize activities he has intentionally carried on for many years, knowingly in violation and without respect for the neighborhood or the established zoning for the property and the surrounding area. To reward the applicant for flagrant violation of the zoning ordinances is simply wrong. There is no justification for rezoning this parcel.
2. The request for a zoning change of any type (C or NC) will require a change to the South Sector Plan (revised and adopted in 2012), which is also unjustified.
3. **None** of the established basis for change of a Sector Plan exists in this case;
 - a. Introduction of significant new roads or utilities that were not anticipated in the plan and make development more feasible;
 - b. An obvious and significant error or omission in the plan;
 - c. Changes in govt. policy, such as a decision to concentrate development in certain areas;
 - d. Trends in development, population, or traffic that warrants reconsideration of the original plan.

Thank you for considering my input.

Please vote to deny the request to change the Sector Plan and deny the request to rezone the property.

Bob Dykes

7544 Galyon Lane

Knoxville, 37920

865-679-6867

Dykes_robert@bellsouth.net



Fwd: Agenda Pkg. ITEM#37

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Jun 10, 2014 at 4:26 PM

----- Forwarded message -----

From: **Richard Jones** <jrjj101@yahoo.com>
Date: Tue, Jun 10, 2014 at 4:21 PM
Subject: Agenda Pkg. ITEM#37
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

TO: MPC Commissioners
RE: 6-A-14-SP & 6-B-14-RZ
Property: 3106 Topside RD
Patrick Tracy

Dear MPC Commissioners:

Please vote NO Sector Plan Change &
NO zoning change on the above agenda
item.

There is enough traffic already on Topside Rd., cutting thru from Alcoa
Hiway. And commercial zoning will bring
more traffic, more people just using the
road to connect with something other
than their residence. LDR is appropriate
for Topside & the road has maintained
a rural feel because of it.

Please vote NO on any change to the
Sector Plan and on any rezoning. We do
not want any commercial development,
including NC.

Thank you for your consideration.

Richard Jones
6936 Riverwood Dr.
Knoxville, TN 37920

Sent from my iPad



Fwd: Agenda item #37 6-A-14-SP & 6-B-14-R2

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Jun 10, 2014 at 3:50 PM

----- Forwarded message -----

From: **Larry King** <volking@bellsouth.net>
Date: Tue, Jun 10, 2014 at 3:44 PM
Subject: Agenda item #37 6-A-14-SP & 6-B-14-R2
To: contact@knoxmpc.org

Reference property: 3106 Topside Road/ P.Tracy

Dear MPC Commissioner:

I vote No to sector Plan Change & no rezoning on the above agenda item.

Topside road is buzy enough and narrow and curvy without adding more vehicles on this road at the corner of Topside and Maryville Pk. We have enough trouble gettting out at this intersection onto Maryville Pk. It also has a rural feel to it and I think this would impact that plus the neighborhood.

My wife and I only live a few miles from this road and are voting no to this sector plan change and rezoning.

Please vote NO on this above request scheduled for June 12, 2014.

Larry and Janice King
6952 Riverwood Dr.
Knoxville, TN 37910



Fwd: Attention: MPC Commissioners - Agenda Item #37

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Jun 10, 2014 at 3:51 PM

----- Forwarded message -----

From: **Amy McAmis** <mcamisfamily2009@gmail.com>
Date: Tue, Jun 10, 2014 at 3:50 PM
Subject: Attention: MPC Commissioners - Agenda Item #37
To: contact@knoxmpc.org

TO: MPC Commissioners
RE: Agenda Item #37
6-A-14-SP & 6-B-14-RZ
Property: 3106 Topside Road/P.Tracy

Dear MPC Commissioners:

Please vote NO Sector Plan Change & NO rezoning on the above agenda item.

We purchased a home on Topside Road for the very rural environment it provides our family. Although busy at times, we find the community itself a wonderful place to raise our four small children.

Commercial zoning would eliminate the very reasons we moved to Topside Road. We ask that you vote NO to the Sector Plan Change and protect our community from the negative impacts Commercial zoning would bring.

Please vote NO on this above request.

Jeremy and Amy McAmis
3228 Topside Road
Knoxville, TN 37920

Gov. John Sevier Highway

Scenic Highway
or Cluttered Junkyard?

The following pictures were taken while driving along a 5 mile stretch of Gov. John Sevier Highway from the intersections of John Sevier and Alcoa and John Sevier and Chapman Highway. Ask yourself the following question: if I were from out of town, would I believe I was driving on a scenic highway....?

“Grading” project. Oh, and how DID a grading permit get issued for agricultural land which clearly stated on the permit that it was going to be a commercial operation.....?





Imagery ©2012 DigitalGlobe, GeoEye, U.S. Geological Survey, USDA Farm Service Agency, Microsoft, 2011-2012



This pond **on adjacent property**, which has been fished in for generations, is filling with silt from the grading done for the “commercial” project on the previous slide.



Note the bottom of this stream bed is full of silt. This stream fills the pond.

According to the section 3.52.02 of the Off-Street Parking Requirements in the Knox County Zoning Ordinance, of which the Agricultural Zone must also comply with the following: *One (1) commercial vehicle shall be permitted per household living on the premises (which may be a school bus, or other vehicle not exceeding one and one-half tons rated capacity).*



This is a commercial operation but the lot is zoned agricultural



No Landscape Barrier



A GOOD Example! Of blending in with
the surrounding natural landscape



Is this legal? Is it SCENIC? No barrier,
no landscaping of ANY kind!



Likewise here: no barrier, no landscaping. Is there ground contamination happening here?



Former gas station: have storage tanks been removed?
What about removal of ugly, obsolete signs?





09/11/2012 23:27

This is considered a residence? Come on, get real!
Is this appropriate for a historic scenic highway?



For sale signs indicate land is zoned commercial.....but it's not.



Is this commercial property? Is it scenic? What is the environmental impact? What is planned here?



Residence? Or “show chrome” shop?



15 acres commercial?!



Is this commercial too?



09/11/2012 23:37

And this?



And this?



For sale sign at “Wells Creek”



Future flea market?



Just Imagine.....

- Is Governor John Sevier a scenic highway or a cluttered parking lot/junk yard/flea market?
Not very scenic now & imagine what it will be if it is cluttered with a dozen more metal shed “homes” and littered with industrial trailers, rusting dump trucks and abandoned junk of all types and sizes.....?

This could happen to YOUR back yard!

- if the Sector Plan is not honored,
- if our way of life is not respected & protected,
- if our cultural and historical heritage is not preserved,
- **If elected officials and government employees refuse to enforce codes and zoning regulations.**



**Silt filling the
bottom of this
stream!**



Fwd: Agenda Item #37

4 messages

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Jun 10, 2014 at 2:10 PM

----- Forwarded message -----

From: <chumphreys08@comcast.net>
Date: Tue, Jun 10, 2014 at 1:52 PM
Subject: Agenda Item #37
To: contact@knoxmpc.org

RE: Agenda Item #37

6-6A-14-SP & 6-B-14-R2

Property: 3106 Topside Road/P.Tracy

Dear MPC Commissioners:

Please vote **NO** Sector Plan Change & **NO** rezoning on the above agenda item.

Commercial zoning would cause many problems: overload on a narrow, winding, rural-type road resulting in unnecessary costs of making safety improvements and destroying a wonderful "country feeling."

Please vote NO on the above request.

Carolyn Humphreys, homeowner
6960 Riverwood Drive
Knoxville, TN 37920

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Jun 10, 2014 at 2:34 PM

----- Forwarded message -----

From: **Jan Davis** <jdavis4858@bellsouth.net>
Date: Tue, Jun 10, 2014 at 2:33 PM
Subject: Agenda Item #37

To: contact@knoxmpc.org

TO: MPC Commisioners

RE: Agenda Item #37
6-A-14-SP & 6-B-14-RZ
Property: 3106 Topside Road/P. Tracy

Dear MPC Commissioners:

Please vote NO Sector Plan Change & NO rezoning on the above agenda item.

Topside Road, even though busy, still has a rural feeling. Commercial zoning is inappropriate for Topside Road and would spoil its rural feeling. Commercial zoning would negatively impact the neighborhood.

Please vote NO on this above request.

Thank you,

Janet L. Davis
6225 Blackhawk Trail
Knoxville, TN 37920

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Jun 10, 2014 at 2:52 PM

----- Forwarded message -----

From: **Jan Davis** <jdavis4858@bellsouth.net>
Date: Tue, Jun 10, 2014 at 2:49 PM
Subject: Agenda Item #37
To: contact@knoxmpc.org

TO: MPC Commissioners

RE: Agenda Item #37
6-A-14-SP & 6-B-14-RZ
Property: 3106 Topside Road/P. Tracy

Dear MPC Commissioners:

Please vote NO Sector Plan Change & No rezoning on the above agenda item.

Topside Road, even though busy, still has a rural feeling. Commercial zoning is inappropriate for Topside Road and would spoil its rural feeling. Commercial zoning would negatively impact the neighborhood.

Please vote NO on this above request.

D. Ronald Foust
7300 Government Farm Road
Knoxville, TN 37920

Tue, Jun 10, 2014 at 3:50 PM

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

----- Forwarded message -----

From: <reavestn@comcast.net>
Date: Tue, Jun 10, 2014 at 3:41 PM
Subject: Agenda Item #37
To: contact@knoxmpc.org

TO: MPC Commissioners
Re: Agenda Item #37
6-A-14-SP & b-B-14-Rz
Property: 3106 Topside Road/P.Tracy

Dear MPC Commissioners:

Please vote **NO** Sector Plan Change & **NO** rezoning on the above agenda item.

The current infra-structure is inadequate. At the intersection of Maryville Pike and Topside, visibility at times is quite limited because of the convenient store. If zoned commercial on Topside this would open up additional acreage that could be developed in the future. requiring additional infra-structural impact.
Reaves Bingham, 6960 Riverwood Drive, Knoxville, TN 37920



Fwd: Item #37, 6-A-14-SP 9 sector plan change and 6-B--14 RZ ((rezoning) Please Vote to Deny

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Jun 11, 2014 at 11:51 AM

----- Forwarded message -----

From: **Cecilia Rowe** <cecilia9000@outlook.com>
Date: Wed, Jun 11, 2014 at 11:19 AM
Subject: Item #37, 6-A-14-SP 9 sector plan change and 6-B--14 RZ ((rezoning) Please Vote to Deny
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Dear MPC Commissioners:

We respectfully urge you to **deny** the referenced upcoming item # 37 for the applicant Patrick Tracey on MPC's agenda for the meeting tomorrow, June 12, 2014.

As a resident of the community I ask you to deny the request for the following reasons:

1. The applicant is seeking to legitimize activities he has intentionally carried on for many years, knowingly in violation and without respect for the neighborhood or the established zoning for the property and the surrounding area. To reward the applicant for flagrant violation of the zoning ordinances is simply wrong. There is no justification for rezoning this parcel.
2. The request for a zoning change of any type (C or NC) will require a change to the South Sector Plan (revised and adopted in 2012), which is also unjustified.
3. **None** of the established basis for change of a Sector Plan exists in this case;
 - a. Introduction of significant new roads or utilities that were not anticipated in the plan and make development more feasible;
 - b. An obvious and significant error or omission in the plan;
 - c. Changes in govt. policy, such as a decision to concentrate development in certain areas;
 - d. Trends in development, population, or traffic that warrants reconsideration of the original plan.

Thank you for considering my input.

Please vote to deny the request to change the Sector Plan and deny the request to rezone the property.

Cecil and Caroline Rowe
3540 Topside Road
Knoxville, TN 37920
(865) 577-5395



Fwd: MPC - June 12, 2014 Agenda Item 37

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Jun 11, 2014 at 8:24 AM

----- Forwarded message -----

From: **Kari Schwenkner** <schwnknr@yahoo.com>
Date: Wed, Jun 11, 2014 at 8:12 AM
Subject: MPC - June 12, 2014 Agenda Item 37
To: contact@knoxmpc.org

To Whom it May Concern;

Re: Agenda Item 37, File #6-B-14-RZ, 6-A-14-SP
3106 Topside Rd - Rezoning request

I am a homeowner in the Topside Hills neighborhood. I noticed the rezoning signs on Topside Road near Maryville Pike. I would like to recommend denying the request to rezone this area from residential to commercial use. This is a quiet, rural neighborhood, and I do not feel a commercial business would be beneficial or desirable in this area. Thank you in advance for your consideration of this matter.

If you would like to contact me, my mobile telephone number is 414-510-1287.

Sincerely,
Kari Schwenkner
6953 Riverwood Drive

Fwd: 3106 Topside Road

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Tue, Jun 10, 2014 at 4:26 PM

----- Forwarded message -----

From: **Ann Shelor** <awshelor@woodrealtors.com>
Date: Tue, Jun 10, 2014 at 4:40 PM
Subject: 3106 Topside Road
To: "contact@knoxmpc.org" <contact@knoxmpc.org>TO: MPC Commissioners
RE: Agenda Item #37
6-A-14-SP & 6-B-14-RZ
Property: 3106 Topside Road/P.Tracy

Dear MPC Commissioners:

Please vote NO Sector Plan Change & NO rezoning on 3106 Topside Road!

Although Mr. Tracy has not impacted our property directly, I feel that all citizens should be truthful in the representations they make in requests for building permits (which he was not) and should do their best to abide by the codes and regulations that protect our neighborhoods. It is evident from looking at his code file that he has only his own best interest at heart; to acquiesce to his request for rezoning would do the entire neighborhood a disservice and set a very dangerous precedent.

Please vote NO on this above request.

Thank you.

Ann

Ann Wood Shelor

3215 Topside Road

Knoxville, TN 37920

865/577-7575

awshelor@woodrealtors.com

Fwd: Please Vote NO on Agenda Item #37, Tracy

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Jun 11, 2014 at 1:47 PM

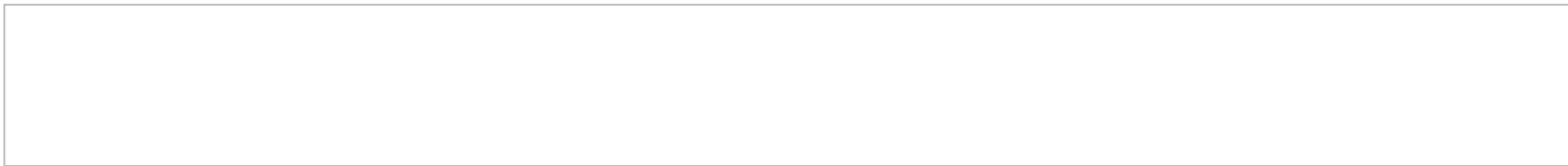
----- Forwarded message -----

From: **Name** <sturdy@bellsouth.net>
Date: Wed, Jun 11, 2014 at 1:41 PM
Subject: Please Vote NO on Agenda Item #37, Tracy
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Please don't let all of South Knox become a parking lot / junk yard. A current MPC member (in an obvious conflict of interest scenario), recently stated at an Association meeting that the South Sector Plan was "just a guideline." This is disrespectful and an insult to those of us in South Knox for whom the Plan is not "just a guideline" but our way of life. The pictures below demonstrate that we have already lost some of the peace and quiet and scenic beauty which is the reason we live here. It is why so many have worked so hard for so many years on the South Sector Plan and why it must be protected and preserved. A great deal of time and effort was put into a review of the Sector Plan not that long ago. The parties to this request had an opportunity at that time to make requests. To allow changes now renders all that work and effort meaningless. Please help us preserve our way of life and deny a request that will undoubtedly result in many more situations like those pictured below.

Thank you.

Jim Sturdevan
7524 South Point Road
Knoxville, TN. 37920



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

REZONING REPORT

Jurisdiction: City _____ Councilmanic Dist. _____ County X Commission Dist. 9

FILE NO. 12-N-90-RZ

MEETING DATE 12/13/90

NAME OF APPLICANT SMITHERS AND CARRUTHERS

LOCATION West side Maryville Pk., north side Topside Rd., southeast side Crenshaw Rd.

PRESENT ZONING RB General Residential Zone MAP NO. 147

ZONING REQUESTED CA General Business Zone

EXISTING LAND USE Lot 5 - convenience store; Lot 4 - vacant

APPX. SIZE OF TRACT 0.5 acres EXTENSION OF ZONE No

PROPOSED USE Convenience store & self-service carwash DENSITY PROPOSED N/A

HISTORY OF ZONING None noted

DESCRIPTION OF PROPERTY:

(1) Fronting appx. 201' west side Maryville Pk., fronting appx. 84' north side Topside Rd, fronting appx. 226' southeast side Crenshaw Rd. (2) Fronting appx. 75' south side Topside Rd., fronting appx. 280' west side Maryville Pk., fronting appx. 280' east side Crenshaw Rd., all of parcels 4 & 5, CLT map 147, Lakemoor/Topside Small Area Plan, 9th Commission District.

SURROUNDING LAND USE AND ZONING:

Property in the area is zoned RB & RA Residential, PC & CA Commercial, and A Agricultural. Development in the area consists of a church, single-family housing and a convenience store which is under construction.

ACCESSIBILITY:

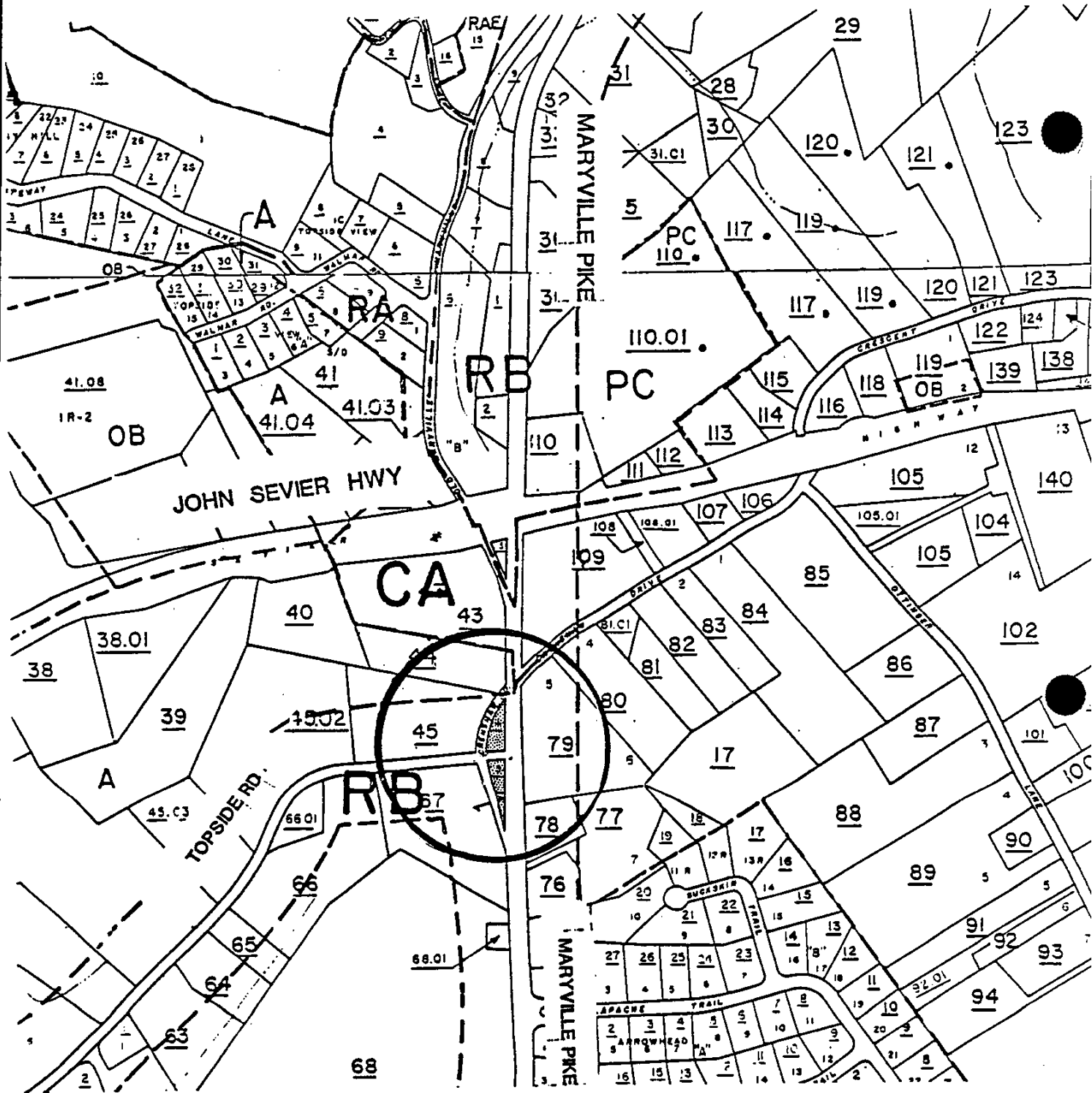
Access is via Topside Rd. and Maryville Pk., a collector and arterial with 40' and 60' right-of-ways, respectively.

UTILITIES: Water Source Knox Chapman Utility District Pipe Size 6"

Sewer Source Knox Chapman Utility District Pipe Size 8"




STAFF RECOMMENDATION:

DENY the request because adequate commercial zoning and development exists in the area to meet the existing and projected commercial needs. The existing store on part of this site can continue as a non-conforming use.




REZONING

PROPOSED USE

	FROM RB GENERAL RESIDENTIAL ZONE TO CA GENERAL BUSINESS ZONE
	
	

JURISDICTION	
CITY	_____
COUNTY	X _____

PETITIONER: SMITHERS & CORRUTHERS	
FILE NO:	12-N-90-RZ
CLT-	147
0	
	400



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 12-B-05-SP

AGENDA ITEM #: 83

AGENDA DATE: 12/8/2005

▶ **APPLICANT:** PATRICK AND MICHELLE TRACY
OWNER(S): MICHELLE L & PATRICK M TRACY

TAX ID NUMBER: 147 PART OF 67.01 MAP ON FILE AT MPC

JURISDICTION: Commission District 9

▶ **LOCATION:** South side Topside Rd., west side Maryville Pike

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Topside Rd., a minor collector street with 20' of pavement width within a 50 right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) /

▶ **PROPOSED PLAN DESIGNATION:** C (Commercial)

▶ **EXISTING LAND USE:** Auto repair business

▶ **PROPOSED USE:** Auto repair business

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Convenience store/vacant lot / CA and RB Residential

South: Residences / A and RB Residential

East: Residence and church / RB Residential

West: Residences / RA Residential

NEIGHBORHOOD CONTEXT: This site is part of a residential area that includes residential, commercial and institutional uses that have developed under A, RA, RB and CA zones.

STAFF RECOMMENDATION:

▶ **DENY C (Commercial Designation for this property)**

The business located on the site is illegal. The garage building was permitted as a residential accessory building. The Sector Plan proposes low density residential use for this site and all surrounding property, including the convenience store located to the northeast of this site within the CA zone.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located in a low density residential area that is developed with a convenience store, single family residences and a church. This CA zoning extension is requested to legalize an existing commercial business.
2. Approval of Commercial designation and extension of the existing CA zoning would legalize the commercial business but also expand the CA zone at the intersection of Topside Rd. and Maryville Pike and likely lead to further commercial expansion at this location.
3. The site is bordered by low density residential uses on three sides. The current RB zoning of the site permits residential development that would be compatible with adjoining residential uses and recommended by the plan.

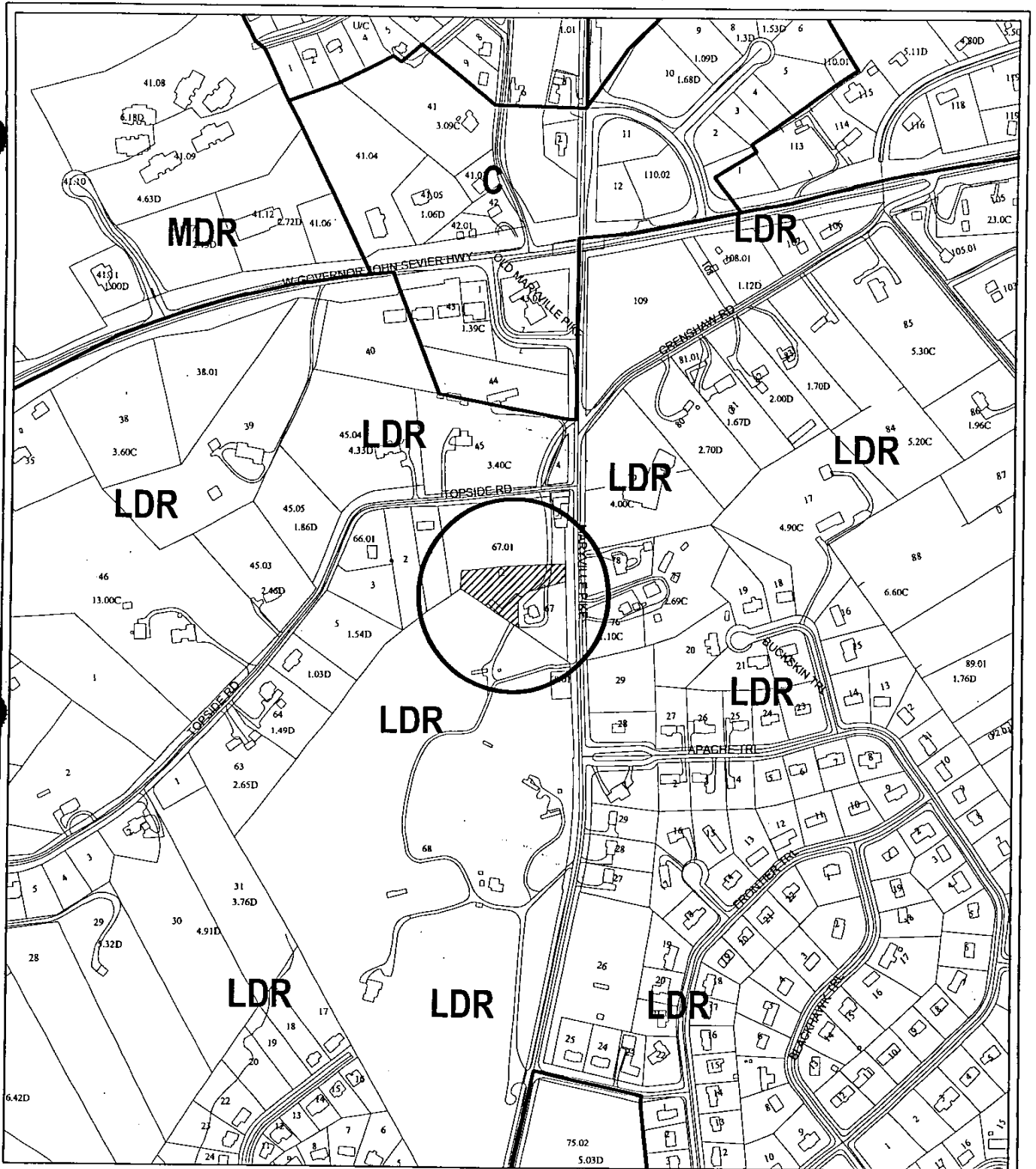
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools. The streets will not be further impacted by this rezoning since the business is in place now.
3. Approval of the commercial designation would not immediately impact surrounding residential properties since it is proposed to legalize the existing operation. However, this request will likely lead to further commercial expansion requests, particularly to the north, to create a development pattern that goes beyond the appropriately designated commercial center at W. Gov. John Sevier Highway and Maryville Pike.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the requested Commercial amendment to the South County Sector Plan, a CA rezoning would be consistent with the sector plan.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future commercial sector plan amendments in this area and CA rezoning designations on the parcels to the north along Maryville Pike., which are still zoned A and RB.

If approved, this item will be forwarded to Knox County Commission for action on 1/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-B-05-SP
SECTOR PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Patrick and Michelle Tracy
 Map No: 147
 Jurisdiction: County



From: LDR (Low Density Residential)
 To: C (Commercial)

Original Print Date: 11/21/05 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

