



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

**FILE #:** 8-H-08-RZ  
8-D-08-SP

**AGENDA ITEM #:** 27  
**AGENDA DATE:** 10/8/2009

POSTPONEMENT(S): 8/14/2008

**APPLICANT:** VICTOR JERNIGAN  
**OWNER(S):** ATCHLEY THOMAS L & PEGGY F

**TAX ID NUMBER:** 74 138  
**JURISDICTION:** Commission District 8

**LOCATION:** North side Thorn grove Pike, east side Atchley Ln.

**TRACT INFORMATION:** 71.5 acres.

**SECTOR PLAN:** East County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Thorngrove Pike, a major collector street with 19' of pavement width within 40' of right of way, or Atchley Ln., a local street with 17' of pavement width within 40' of right of way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: N/A

**WATERSHED:** Tuckahoe Creek

**PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) & PP/OS (Public Parks & Open Space) / A (Agricultural)

**PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

**EXISTING LAND USE:** Residence and vacant land

**PROPOSED USE:** Attached residential development

**DENSITY PROPOSED:** 3 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Vacant land / Ag-RR / A (Agricultural)  
South: Thorngrove Pike - Residences, church and vacant land / O / A (Agricultural)  
East: Vacant land / Ag-RR / A (Agricultural)  
West: Atchley Ln. - Park, residences and vacant land / Ag-RR / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** This site is in a rural residential area that has developed under Agricultural zoning. There are a few sites in the area that are zoned CA, but only a few of them are actually being used for commercial purposes.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW, at the request of the applicant.**

▶ **WITHDRAW, at the request of the applicant.**

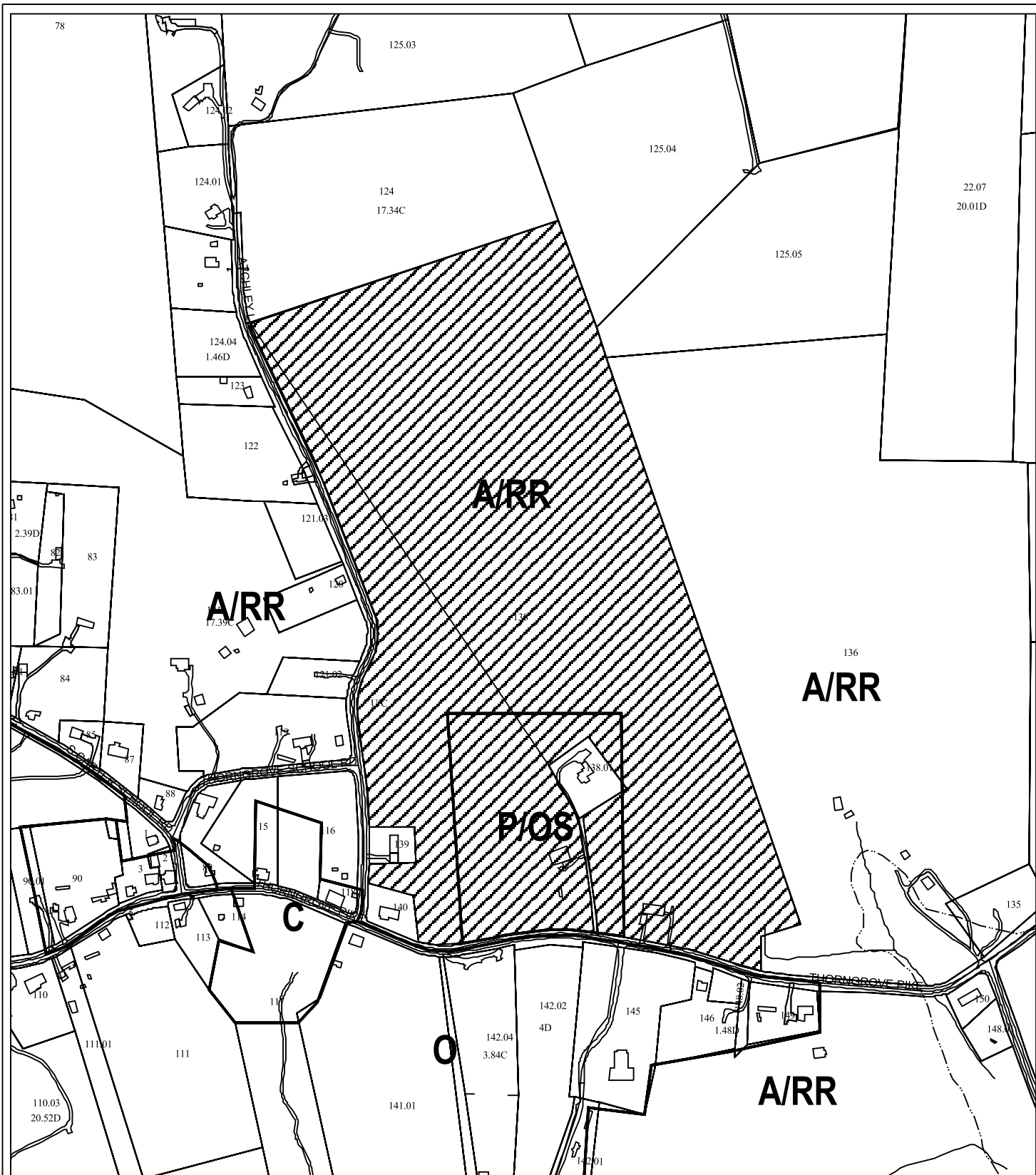
These requests were untabled at the September 10 meeting with the intent to withdraw them at the October 8 meeting. The applicant submitted a written request for withdrawal on September 10, 2009.

**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/16/2009. 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.



**8-D-08-SP/8-H-08-RZ  
SECTOR PLAN AMENDMENT  
EAST COUNTY SECTOR PLAN AMENDMENT**

From: A/RR (Agricultural/Rural Residential) &  
PP/OS (Public Parks & Open Space)

To: LDR (Low Density Residential)

Original Print Date: 07/24/08      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Victor Jernigan

Map No: 74

Jurisdiction: County



