

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH 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: 1-D-08-SP **Related File Number:** 1-S-08-RZ
Application Filed: 12/3/2007 **Date of Revision:**
Applicant: HEARTLAND DEVELOPMENT

PROPERTY INFORMATION

General Location: Northwest side Highland View Rd., southwest of Simpson Rd.
Other Parcel Info.:
Tax ID Number: 150 017 **Jurisdiction:** County
Size of Tract: 119.8 acres
Accessibility: Access is via Highland View Dr., a minor collector street with 18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land under development
Surrounding Land Use:
Proposed Use: Detached residential development **Density:** 2 du/ac
Sector Plan: South County **Sector Plan Designation:** Ag/RR and SLPA
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural, rural and low density residential uses under A, PR and RA zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at up to 1 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 2 du/ac
Previous Requests: Property was rezoned PR in 2005 (3-L-05-RZ).
Extension of Zone: Yes, extension of PR from the east
History of Zoning: Property was rezoned to PR at current density in 2005.

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential) and SLPA (Slope Protection Area)
Requested Plan Category: LDR (Low Density Residential) and SLPA (Slope Protection Area)

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.): DENY LDR (Low Density Residential) and SLPA (Slope Protection Area) sector plan designation.

Staff Recomm. (Full): The slope constraints of the site combined with the surrounding densities and land use proposals do not warrant changing the sector plan to allow low density residential uses at this site.

Comments:

MPC Action: Approved

MPC Meeting Date: 1/10/2008

Details of MPC action: APPROVE LDR (Low Density Residential) and SLPA (Slope Protection Area) sector plan designation.

Summary of MPC action: APPROVE LDR (Low Density Residential) and SLPA (Slope Protection Area)

Date of MPC Approval: 1/10/2008

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: 2/25/2008

Date of Legislative Action, Second Reading: 3/24/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: