CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 1-E-07-SP Related File Number: 1-R-07-RZ

Application Filed: 12/4/2006 **Date of Revision:**

Applicant: HARDIN VALLEY LAND PARTNERS

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side Carmichael Rd., southwest side Pellissippi Pkwy., southeast of Hardin Valley Rd.

Other Parcel Info.:

Tax ID Number: 104 PART OF 109 OTHER: 103-120 (PART) MAP ON FI Jurisdiction: County

Size of Tract: 25 acres

Accessibility: Current access is from Carmichael Rd., a minor collector street with 19' of pavement width within 50' of

right of way. The plans proposed for this property and the property to the north include a new public street which will connect Hardin Valley Rd. to the north to Carmichael Rd. along the west side of this

site

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Residential development Density: 12 du/ac

Sector Plan: Northwest County Sector Plan Designation: MU, LDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The properties along Carmichael Rd. to the south and west are developed with residential uses under

A/TO and PR/TO zoning. To the north, near the Hardin Valley Rd./Pellissippi Pkwy. interchange are some commercial uses, zoned PC/TO and CA/TO. Directly south along Pellissippi Pkwy., are undeveloped parcels zoned BP/TO. Pellissippi Greenway and Parkway are located to the east.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology)/TO (Technology Overlay), PR (Planned Residential) @ 1-2 du/ac/TO, A

(Agricultural)/TO and PC (k) (Planned Commercial, conditioned)/TO

Former Zoning:

Requested Zoning: PR (Planned Residential) @ up to 12 du/ac /TO (Technology Overlay)

Previous Requests: Adjacent property to north was rezoned PC(k)/TO in 2006 (7-K-06-RZ/7-B-06-SP).

Extension of Zone: Not an extension of MDR, but there is a large area to the north designated for mixed use development

and a site zoned OB/TO to the northwest, which allows and has been proposed for MDR development.

History of Zoning: None noted for this site, but two sites to the north were amended in 2005 and 2006 to mixed use and

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PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses), LDR (Low Density Residential) and SLPA (Slope Protection)

Requested Plan Category: MDR (Medium Density Residential) and SLPA (Slope Protection)

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 MDR (Medium Density Residential) and SLPA (Slope Protection) sector plan designation.

APPROVE LDR (Low Density Residential) and SLPA (Slope Protection) sector plan designation.

Staff Recomm. (Full): Medium density residential development would not be compatible with less dense development to the

south and west, and would not be appropriate for this site, considering over half the site has moderate

to steep slopes.

Comments:

MPC Action: Approved MPC Meeting Date: 1/11/2007

Details of MPC action: APPROVE MDR (Medium Density Residential) and SLPA (Slope Protection) sector plan designation.

Summary of MPC action: APPROVE MDR (Medium Density Residential) and SLPA (Slope Protection)

Date of MPC Approval: 1/11/2007 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: 2/26/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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