

CASE SUMMARY

APPLICATION TYPE: REZONING

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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www.knoxmpc.org

File Number: 1-O-01-RZ **Related File Number:**
Application Filed: 12/12/2000 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: West side Reagan Rd., north of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 11.01 (PART) **Jurisdiction:** County
Size of Tract: 19.5 acres
Accessibility: Access is via Reagan Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context: This site is on the eastern edge of the Technology Overlay with a technology business park to the west within BP/TO zoning and large lot residential development elsewhere within A and RA zoning. The Westbridge Business Park is located further to the east within I zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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:

Staff Recomm. (Abbr.): DENY PR (Planned Residential)/TO (Technology Overlay)

Staff Recomm. (Full): Residential development of this site would be contrary to the Northwest County Sector Plan, which designates this property for technology park uses.

Comments: The subject property has gently rolling topography, which is well suited for technology park development, as proposed by the sector plan. The area to the east across Reagan Rd. is designated for light industrial development. Most of the sites at nearby Westbridge Business Park to the east have been absorbed, and the development of Pellissippi Corporate Center to the west is well under way. All of these factors strongly suggest that the property should be used for economic development purposes. (The Tennessee Technology Corridor Development Authority, which is required to consider this request for a Certificate of Appropriateness, postponed consideration until the February 5, 2001, TTCDA meeting.)

MPC Action: Denied

MPC Meeting Date: 1/11/2001

Details of MPC action:

Summary of MPC action: DENY PR (Planned Residential)/TO (Technology Overlay)

Date of MPC Approval:

Date of Denial: 1/11/2001

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 1/16/2001

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 3/26/2001

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:

PR at 1-3 du/ac approved

Date of Legislative Appeal:

Effective Date of Ordinance: