

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT NORTHWEST 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:** 10-E-15-SP                      **Related File Number:** 10-K-15-RZ  
**Application Filed:** 8/24/2015                      **Date of Revision:**  
**Applicant:** WORLEY BUILDERS, INC.

### PROPERTY INFORMATION

**General Location:** Southeast side Black Rd., southwest of Snyder School Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 129 OTHER: PART ZONED A IN KNOX CO.                      **Jurisdiction:** County  
**Size of Tract:** 18.4 acres  
**Accessibility:** Access is via Black Rd., a minor collector with 17-18' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:** 4 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Ag/RR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning, and is adjacent to a private school that is in the Town of Farragut. The subdivision at the corner of Black Rd. and Snyder School Rd. zoned PR at 1-3 du/ac is accessed from Snyder Rd. and is built out at 2.5 du/ac. The vast majority of properties that access Black Rd. have a minimum lot size of 1 acre.

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

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

### ZONING INFORMATION (where applicable)

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

### PLAN INFORMATION (where applicable)



Residential) to LDR (Low Density Residential) land use classification.

**Date of Approval:**

**Date of Denial:** 10/8/2015

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 11/16/2015

**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:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**