CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 10-F-07-SP Related File Number: 10-U-07-RZ

Application Filed: 9/4/2007 **Date of Revision:**

Applicant: LEGACY DEVELOPMENT



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PROPERTY INFORMATION

General Location: North side Brackett Rd., northwest of E. Emory Rd., northeast of Bell Rd.

Other Parcel Info.:

Tax ID Number: 20 132.07 Jurisdiction: County

Size of Tract: 34.7 acres

Accessibility: Access is via Brackett Rd., a local street with a 19' pavement width within a 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residential subdivision Density: 2 du/ac

Sector Plan: Northeast County Sector Plan Designation: Agricultural/Rural Residential and Slope Protection

Growth Policy Plan: Rural Area

Neighborhood Context: This area has been developed with large lot residential uses under Agricultural 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)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: Yes, LDR designation to the south.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)/SLPA (Slope Protection)/STPA (Stream Protection)

Requested Plan Category: LDR (Low Density Residential)/SLPA (Slope Protection)/STPA (Stream Protection)

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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: Kelley Schlitz

Staff Recomm. (Abbr.): DENY LDR (Low Density Residential) designation for this site

Staff Recomm. (Full): LDR is an extension of the plan designation from the south; however, staff believes that the current

LDR boundary is appropriate considering the surrounding rural residential pattern and the property's steep terrain. According to the Growth Policy Plan (Sec. 3.2), rezoning to Planned Residential within the Rural area shall be limited to 2 dwellings units per acre based on the site's environmental

characteristics and availability of utilities. The applicant has provided documentation stating that water and sewer utilities are available to serve the site. The applicant's request therefore would not require a

sector plan amendment and staff believes that it is appropriate to leave this site designated as

Agricultural and Rural Residential.

Comments:

MPC Action: Approved MPC Meeting Date: 10/11/2007

Details of MPC action: APPROVE LDR (Low Density Residential) designation for this site.

APPROVE PR (Planned Residential) zoning.

APPROVE a density of up to 1.5 dwellings per acre.

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

Date of MPC Approval: 10/11/2007 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: 11/19/2007 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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