

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 12-A-03-SP      **Related File Number:** 12-I-03-RZ  
**Application Filed:** 11/10/2003      **Date of Revision:**  
**Applicant:** FUAD REVEIZ  
**Owner:**

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

Suite 403 • City County Building  
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Knoxville, Tennessee 37902  
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### PROPERTY INFORMATION

**General Location:** Northeast side Reagan Dr., southeast side Coward Mill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 75.01      **Jurisdiction:** County  
**Size of Tract:** 20.36 acres  
**Accessibility:** Access is via either Coward Mill Rd. or Reagan Rd., both minor collector streets with 50' of right of way and 18' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential development      **Density:** 3 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural residential uses under Agricultural zoning. An industrial park is developed to the southeast under Industrial 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, extension of LDR from the north and west.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LI (Light Industrial)  
**Requested Plan Category:** LDR (Low Density Residential)

**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 LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): Allowing low density residential uses on this site will hinder the chances for industrial uses to take place in the future on adjacent properties designated for industrial uses. Nearby industrial and light industrial uses and zoning will have a negative impact on this proposed development. The current LI (Light Industrial) designation is appropriate for this site.

Comments:

MPC Action: Denied

MPC Meeting Date: 12/11/2003

Details of MPC action:

Summary of MPC action: DENY LDR (Low Density Residential)

Date of MPC Approval:

Date of Denial: 12/11/2003

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?: 12/16/2003**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 1/26/2004

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:

Appeal approved. LDR Approved

Date of Legislative Appeal:

Effective Date of Ordinance: