

# 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:** 12-A-16-SP      **Related File Number:** 12-B-16-RZ  
**Application Filed:** 10/1/2016      **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** North side N. Campbell Station Rd., west side Newcomb Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 09401,09402,09403,09404      **OTHER:** PORTION OF 1      **Jurisdiction:** County  
**Size of Tract:** 12 acres  
**Accessibility:** Access is via N. Campbell Station Rd., a minor arterial street with 19' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential development      **Density:** 3 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Ag  
**Growth Policy Plan:** Urban Growth Area (Farragut)  
**Neighborhood Context:** This area is developed with agricultural and rural to low density residential uses under A, PR, RA and RB zoning.

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

**Street:** 1034 N Campbell Station Rd  
**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 plan designation and PR zoning from the west  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural)  
**Requested Plan Category:** LDR (Low Density Residential)



**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**