

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH 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-G-07-SP **Related File Number:** 12-S-07-RZ
Application Filed: 11/5/2007 **Date of Revision:**
Applicant: WELLS CREEK, LLC

PROPERTY INFORMATION

General Location: South side W. Governor John Sevier Hwy., west of W. Dick Ford Ln.
Other Parcel Info.:
Tax ID Number: 137 022.01, 022.02, 022.03 **Jurisdiction:** County
Size of Tract: 4.39 acres
Accessibility: Access is via Gov. John Sevier Hwy., a two lane, major arterial street with 45' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Apartments and retail uses **Density:** 12 du/ac
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of an Agriculturally zoned, rural residential developed area that is proposed for low and medium density development under PR zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1-5 du/ac and A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) @ up to 12 du/ac
Previous Requests: 12-P-05-RZ and 10-T-07-RZ/10-E-07-SP
Extension of Zone: Yes, if previous application is approved by County Commission
History of Zoning: Parcel 22.01 was rezoned PR@ 5 du/ac. with the adjoining site in 2006; this is the first rezoning request for two of the parcels

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: