

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-B-05-SP **Related File Number:** 2-F-05-RZ
Application Filed: 1/10/2005 **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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side Reagan Rd., south of Coward Mill Rd.
Other Parcel Info.:
Tax ID Number: 90 080 **Jurisdiction:** County
Size of Tract: 45.5 acres
Accessibility: Access is via Reagan Rd., a minor collector street with 19-20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Light Industrial and Slope-Stream Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural and low density residential uses under A and PR zoning. An industrial/business park is developed to the east under I zoning.

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

Street: 2624 Reagan 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: Property to north was approved for LDR and PR zoning at 1-3 du/ac by County Commission on 1/26/04.
Extension of Zone: Yes, extension of LDR from the north and west.
History of Zoning: MPC denied a sector plan amendment to LDR and rezoning to PR for the property to the north on 12/11/03 (12-A-03-SP/12-I-03-RZ). The requests were approved on appeal by Knox County Commission on 1/26/04.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

