

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 2-D-06-SP                      **Related File Number:** 2-O-06-RZ  
**Application Filed:** 1/12/2006              **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**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:** East side N. Campbell Station Rd., southeast side Yarnell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 016                      **Jurisdiction:** County  
**Size of Tract:** 41.8 acres  
**Accessibility:** Access is via N. Campbell Station Rd., a minor arterial street with 20' of pavement width within 50' of right of way or Yarnell Rd., a major collector street with 21' of pavement width within 50' of right of way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 3 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Ag/RR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with rural residential and agricultural uses under A and RA zoning.

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

**Street:** 11726 Yarnell Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of pending LDR from the west. MPC approved 12/8/05 (12-A-05-SP).  
**History of Zoning:** MPC approved LDR plan designation and PR zoning at 1-2 du/ac on adjacent 4.63 acre property to east on 12/8/05 (12-A-05-SP/12-C-05-RZ).

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** A/RR (Agricultural/Rural Residential), STPA (Stream Protection) and SLPA (Slope Protection)  
**Requested Plan Category:** LDR (Low Density Residential), STPA (Stream Protection) and SLPA (Slope Protection)

**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.):

APPROVE LDR (Low Density Residential), STPA (Stream Protection) and SLPA (Slope Protection) sector plan designation.

Staff Recomm. (Full):

The low density residential sector plan request is consistent with development that would be allowed under the current RA zoning of the property, as well as the requested PR zoning and density.

Comments:

MPC Action:

Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action:

APPROVE LDR (Low Density Residential), STPA (Stream Protection) and SLPA (Slope Protection)

Date of MPC Approval:

2/9/2006

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:

3/27/2006

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:

Date of Legislative Appeal:

Effective Date of Ordinance: