

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-B-02-SP **Related File Number:** 4-Q-02-RZ
Application Filed: 3/27/2002 **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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Thompson Rd, north of Lovell Rd
Other Parcel Info.:
Tax ID Number: 104 138, 138.01 **Jurisdiction:** County
Size of Tract: 38 acres
Accessibility: Access is via Thompson Rd., a minor collector street with 15' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1 to 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This sloping wooded site is part of the Technology Corridor that extends along both sides of N. Pellissippi Parkway in this area. A rural development pattern is predominant in this area.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)/TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential)/TO (Technology Overlay)
Previous Requests: Property was denied RA zoning in 1999. (12-K-99-RZ)
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Technology Park
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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY request for a Low Density Residential sector plan designation because:

Staff Recomm. (Full):

1) The narrow width of Thompson Road (15 ft.) is not appropriate for low density residential development; (2) public sewer is not available for the property, and public water is inadequate, especially for a proper level of fire protection; and (3) steep to moderate slopes cover approximately 55 % of the site.

Comments:

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

4/11/2002

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: