

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-B-11-SP **Related File Number:** 4-C-11-RZ
Application Filed: 2/22/2011 **Date of Revision:**
Applicant: MARSHA SNEED / TEDDY L. DEATON

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
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side Hickory Creek Rd., southwest of Graybeal Rd.
Other Parcel Info.:
Tax ID Number: 129 062 **Jurisdiction:** County
Size of Tract: 11.955 acres
Accessibility: Access is via Hickory Creek Rd., a minor arterial street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two houses and an outbuilding
Surrounding Land Use:
Proposed Use: Residential development **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Ag/RR and SLPA
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural and rural residential uses, under A zoning. The southern portion of this site is undeveloped hillside and is designated as such on the sector plan.

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

Street: 12624 Hickory Creek 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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)
Requested Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): DENY LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): Over 40% of the site has slopes of 25% or greater and is proposed for slope protection on the sector plan. The site is located in the Rural Area of the Growth Policy Plan and surrounded by agricultural and rural residential uses. Approval of LDR for this site would allow development that is incompatible with the surrounding uses.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No road or utility improvements have been made recently in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The plan appropriately calls for agricultural and rural residential development and slope protection for this site. The site has steep topography on over 40% of its area and is surrounded by agricultural and rural residential uses and zoning.

CHANGES IN GOVERNMENT POLICY:

No changes have occurred that warrant this sector plan change.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No changes have occurred that warrant the sector plan change for this site.

Action: Denied (Withdrawn)

Meeting Date: 4/14/2011

Details of Action:

Summary of Action: Withdraw as requested by applicant at the MPC meeting.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 4/14/2011

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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: