

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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: 4-D-07-SP **Related File Number:** 4-F-07-RZ
Application Filed: 2/27/2007 **Date of Revision:**
Applicant: THE FULLER GROUP

PROPERTY INFORMATION

General Location: Southeast side Hickory Creek Rd., southeast of West Gallaher Ferry Rd.
Other Parcel Info.:
Tax ID Number: 129 038,038.03,038.04,038.05, OTHER: 038.06,038.07,0 **Jurisdiction:** County
Size of Tract: 49.35 acres
Accessibility: Access is via Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural and rural residential uses under A zoning.

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

Street:
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: A/RR (Agricultural/Rural Residential)
Requested Plan Category: LDR (Low Density Residential)

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): Low density residential use of this site would be out of character with the surrounding development and zoning pattern. The current sector plan proposal for agricultural and rural residential uses is appropriate and should be maintained.

Comments:

MPC Action: Approved

MPC Meeting Date: 4/12/2007

Details of MPC action: APPROVE LDR (Low Density Residential) sector plan designation.

Summary of MPC action: APPROVE LDR (Low Density Residential)

Date of MPC Approval: 4/12/2007

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: 5/29/2007

Date of Legislative Action, Second Reading: 8/25/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other": Postponed 5/29, 7/23/, August2007-April08, 7/28/08,

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: