

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-E-04-SP **Related File Number:** 4-J-04-RZ
Application Filed: 3/4/2004 **Date of Revision:**
Applicant: KEVIN LYNN WILSON
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

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PROPERTY INFORMATION

General Location: Northeast side Solway Rd., northwest of George Light Rd.
Other Parcel Info.:
Tax ID Number: 89 130 (PART ZONED PC) **Jurisdiction:** County
Size of Tract: 2.55 acres
Accessibility: Access is via Solway Rd., a minor collector street with 50' of right of way and 22' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped land
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in a rural residential area located just west of Pellissippi Parkway, zoned RA and A. PR zoning was approved to the north of this site last month.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: Property was zoned PC in 2001.
Extension of Zone: Yes, extension of LDR plan designation from the north, approved by MPC on 3/11/04. Extension of Agricultural zoning from the south and east.
History of Zoning: None noted for this property. MPC approved a sector plan amendment to LDR and PR zoning for the 62-acre property to the north on 3/11/2004 (3-I-04-RZ/3-F-04-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: TP (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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): Low density residential uses are appropriate for this site and consistent with the surrounding development and zoning pattern.

Comments:

MPC Action: Approved MPC Meeting Date: 4/8/2004

Details of MPC action:

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

Date of MPC Approval: 4/8/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/24/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn) Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: