

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-E-17-SP **Related File Number:** 4-F-17-RZ
Application Filed: 2/27/2017 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southeast side Hardin Valley Rd., east of Marietta Church Rd.
Other Parcel Info.:
Tax ID Number: 129 PART OF 126 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 5.25 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 22' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Add to adjacent PR zoning to east **Density:** 2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Ag
Growth Policy Plan: Rural Area
Neighborhood Context: The surrounding area includes rural residential dwellings, farm structures, farmland and detached subdivisions under A and PR zoning. There is some CA zoning at the intersection of Hardin Valley Rd. and Marietta Church Rd., which is not currently used commercially, and southwest of the site, which is used for a body shop. Hardin Valley Elementary School is approximately 1.5 miles to the east.

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

Street: 11952 Hardin Valley 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: Yes, extension of LDR from the south and west
History of Zoning: Adjacent property to south and west was approved for LDR designation and PR zoning at the same density in 2016 (7-J-16-RZ/7-E-16-SP).

PLAN INFORMATION (where applicable)

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: