

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-B-15-SP **Related File Number:** 5-E-15-RZ
Application Filed: 3/30/2015 **Date of Revision:**
Applicant: FIRST KNOX REALTY LLC

PROPERTY INFORMATION

General Location: East side Snyder Rd., north side Outlet Dr.
Other Parcel Info.:
Tax ID Number: 130 174 **Jurisdiction:** County
Size of Tract: 13.36 acres
Accessibility: Access is via Snyder Rd., a minor collector street with 20' of pavement width within 50' of right-of-way, or Outlet Dr., a 3 lane, major collector street with 36' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling attached residential development **Density:** 18 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This area just north of I-40/75 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd. and I-40/75 interchange, which is developed primarily with commercial uses.

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

Street: 11616 Snyder Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential) @ up to 18 du/ac
Previous Requests: PR zoning increased to 12 du/ac in March 2015 (2-F-15-RZ).
Extension of Zone: No
History of Zoning: A sector plan amendment to MDR was approved for this property in 2007 (3-B-07-SP) and the current PR density of up to 12 du/ac was approved by MPC earlier this year (2-F-15-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: