CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT





Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location:	East side N. Campbell Station Rd., south of El Rancho Trl.		
Other Parcel Info.:			
Tax ID Number:	117 011	Jurisdiction:	County
Size of Tract:	20 acres		
Accessibility:	Access is via N. Campbell Station Rd., a minor arterial street with 19' of pavement width within 55' of right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant land			
Surrounding Land Use:				
Proposed Use:	Residential subdivision	on	Density: 2 du/ac	
Sector Plan:	Northwest County	Sector Plan Designation:	AG w/ HP	
Growth Policy Plan:	Rural Area			
Neighborhood Context:	This area is develope zoning.	d with agricultural and rural to	low density residential uses under A, RA and I	PR

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

Street:

1808 N Campbell Station Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RA (Low Density Residential)
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 (Agricultural)

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.:

		IPC ACTION AND DISP	OSITION	
Planner In Charge:	Michael Brusse			
Staff Recomm. (Abbr.):	Residential) and		ne Northwest County Sector Plan to LDR (L Commission also adopt the sector plan ame	
Staff Recomm. (Full):	approvable und		g with most of the surrounding area. RA zo esignation. It is appropriate to amend the s ial) zoning of the area.	
Comments:	SECTOR PLAN	I REQUIREMENTS FROM GENE	RAL PLAN (May meet any one of these):	
	CHANGES OF	CONDITIONS WARRANTING A	MENDMENT OF THE LAND USE PLAN:	
	THE PLAN ANE No known impro has about 19' of handle the addi	D MAKE DEVELOPMENT MORE ovements have been made recer f pavement width and is classifie tional traffic that would be genera	OS OR UTILITIES THAT WERE NOT ANTION FEASIBLE: http://to.this.section.of N. Campbell Station.Ro d as a minor arterial street. The street is su ated by low density residential development need to be extended to serve the site.	d., but it ifficient to
	The current sec with the current RA. It is approp	RA zoning. This property is one priate to amend the sector plan to ural plan designation is likely in p	MISSION IN THE PLAN: agricultural uses for the site, which is not co of many tracts in the area that are currently precognize the RA zoning already in place. lace because the property is located in the	/ zoned The
	IN CERTAIN AF Other properties	REAS: s along N. Campbell Station Rd.,	AS A DECISION TO CONCENTRATE DEV including a similar site to the north, have be lensity residential uses. This proposal conti	een
	OF THE ORIGII Other developm	NAL PLAN PROPOSAL: nents along N. Campbell Station	R TRAFFIC THAT WARRANT RECONSIDE Rd. have been approved for PR zoning in th continues that development trend.	
Action:	Approved		Meeting Date: 5/11/20 ⁻	17
Details of Action:			-	
Summary of Action:	Adopt Resolution #5-B-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the amendment.			
Date of Approval:	5/11/2017	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to public	ation?: 🗌 Action Appealed?:	
	I EGIS	LATIVE ACTION AND I		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission Date of Legislative Action: 6/26/2017

Date of Legislative Action, Second Reading:

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: