CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-H-06-SP Related File Number: 5-N-06-RZ

Application Filed: 4/10/2006 Date of Revision:

Applicant: CORNERSTONE DEVELOPMENT, LLC

Owner:



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: Northwest side Hardin Valley Rd., northeast of E. Gallaher Ferry Rd.

Other Parcel Info.:

Tax ID Number: 116 067.06 Jurisdiction: County

Size of Tract: 27.23 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 21' of pavement width within 65' of right of

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Single family detached residential Density: 3 du/ac

Sector Plan: Northwest County Sector Plan Designation: Agricultural / Rural Residential

Growth Policy Plan: Rural Area

Neighborhood Context: The surrounding area includes rural residential dwellings, farm structures, farmland and undeveloped

land, under A, RA and PR zoning. There is some CA zoning to the north and east of the site, which

does not appear to be used commercially.

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: Yes, extension of LDR from the west

History of Zoning: An LDR sector plan designation and PR zoning at up to 1.8 du/ac was approved on the 162 acre

property to the west on 7/25/05 (6-B-05-SP/6-M-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)

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Requested Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

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): LDR is an extension of the plan designation from the west and is required in order to approve a zoning

density of greater than 1 du/ac.

Comments:

MPC Action: Approved MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE LDR (Low Density Residential) & SLPA (Slope Protection Area)

Date of MPC Approval: 5/11/2006 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: 6/26/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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