CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-B-05-SP Related File Number: 6-M-05-RZ

Application Filed: 5/23/2005 Date of Revision:

Applicant: CORNERSTONE DEVELOPMENT GROUP

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: East and west sides E. Gallaher Ferry Rd., northwest side Hickory Creek Rd., northwest side Hardin

Valley Rd.

Other Parcel Info.:

Tax ID Number: 116 029 Jurisdiction: County

Size of Tract: 162 acres

Accessibility: Access is via E. Gallaher Ferry Rd., a local street with 19' of pavement width within 40' of right of way,

Hardin Valley Rd., a minor arterial street with 21' of pavement width within 40' of right of way, or Hickory

Creek Rd., a minor arterial street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

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

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential and Slope Protection

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: 2312 E Gallaher Ferry 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: No

History of Zoning: Yes, extension of LDR from the east.

PLAN INFORMATION (where applicable)

1/31/2007 01:20 PM Page 1 of 2

Current Plan Category: A/RR (Agricultural/Rural Residential)

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.): DENY LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): Low density residential development would be out of character with the surrounding land uses and

zoning pattern.

Comments:

MPC Action: Approved MPC Meeting Date: 6/9/2005

Details of MPC action: APPROVE LDR (Low Density Residential) sector plan designation.

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

Date of MPC Approval: 6/9/2005 **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: 7/25/2005 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:

1/31/2007 01:20 PM Page 2 of 2