CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-C-04-SP Related File Number: 6-J-04-RZ

Application Filed: 5/10/2004 Date of Revision:

Applicant: SMITH CAMPBELL JOINT VENTURE

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: South and east sides of Sam Lee Rd., west of Solway Rd.

Other Parcel Info.:

Tax ID Number: 103 PART OF 072 OTHER: PORTION ON SOUTH AND Jurisdiction: County

Size of Tract: 146 acres

Access ibility: Access is via Sam Lee Rd., a major collector street with 18' of pavement width within a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Single family detached subdivision Density: 5 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR and Technology Park

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed primarily with large lot residential uses under Agricultural zoning. To the south

is a PR/TO zoned single family subdivision and part of the Pellissippi State College campus, zoned

BP/TO. Much of the surrounding land remains vacant.

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

Street: 10924 Sam Lee Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)

Former Zoning:

Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)

Previous Requests: None noted

Extension of Zone: Yes, extension of LDR plan designation from the south and west and extension of PR zoning from the

west.

History of Zoning: None noted. The remainder of this parcel, to the west and on the opposite side of Sam Lee Rd., was

approved by MPC for LDR and PR (1-3 du/ac) on 7/10/03. Staff had recommended a 90-day

postponement of the request.

PLAN INFORMATION (where applicable)

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Current Plan Category: TP (Technology Park)

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): Establishing residential uses at this location is inappropriate because the site should be maintained for

potential technology park uses. The site is in close proximity to the existing Pellissippi Parkway and a public technical community college, and can be developed with technology park uses consistent with

the economic development objectives of the Technology Corridor.

Comments:

MPC Action: Approved MPC Meeting Date: 7/8/2004

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: 7/8/2004 Date of Denial: Postponements: 6/10/04

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/23/2004 Date of Legislative Action, Second Reading: 9/27/2004

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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