

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:

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
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F A X • 215 • 2068
www.knoxmpc.org

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
Accessibility: 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)

