

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 6-D-03-SP                      **Related File Number:** 6-F-03-RZ  
**Application Filed:** 5/12/2003                      **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY, LLC  
**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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### PROPERTY INFORMATION

**General Location:** Northeast side Schaeffer Rd., northwest of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 PART OF 106 (MAP ON FILE)                      **Jurisdiction:** County  
**Size of Tract:** 19 acres  
**Accessibility:** Access is via Schaeffer Rd., a minor collector street with 65-95' of right of way and 22' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family subdivision                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The immediate area is developed with scattered residential uses under Agricultural zoning. There are some commercial uses to the north and south at Hardin Valley Rd. and Lovell Rd.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) / TO (Technology Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** Technology Park  
**Requested Plan Category:** 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):

This site has been proposed for Technology Park uses within the Technology Corridor along Pellissippi Parkway. The introduction of a residential subdivision will hinder the potential use of this and surrounding property for the proposed uses.

Comments:

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

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:

6/12/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

7/28/2003

Date of Legislative Action, Second Reading: 8/25/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: