

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

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File Number: 6-D-17-SP **Related File Number:** 6-G-17-RZ
Application Filed: 5/1/2017 **Date of Revision:**
Applicant: H.E. BITTLE III

PROPERTY INFORMATION

General Location: Southeast side Hardin Valley Rd., southeast of Steele Rd.
Other Parcel Info.:
Tax ID Number: 117 PART OF 027 OTHER: PORTION ZONED PR ONLY **Jurisdiction:** County
Size of Tract: 30.48 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 3 lanes, including a center turn lane, with 57' of pavement width within 85' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** RR
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily developed with agricultural and rural to low density residential uses, under A and PR zoning. Hardin Valley Elementary School is to the north, zoned I. A commercial development is to the northwest, zoned CA.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at 1-2 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 5 du/ac
Previous Requests: 10-X-05-RZ
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential)

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: