

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 6-E-03-SP      **Related File Number:** 6-H-03-RZ  
**Application Filed:** 5/12/2003      **Date of Revision:**  
**Applicant:** SOUTHLAND GROUP, INC.  
**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  
865 • 215 • 2500  
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#### PROPERTY INFORMATION

**General Location:** Southeast side Ball Rd., southwest of Branch Hill Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 267, 267.01, 268      **Jurisdiction:** County  
**Size of Tract:** 15.05 acres  
**Accessibility:** Access is via Ball Rd., a major collector street with 45-50' of right of way and 20' of pavement width.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached subdivision      **Density:** 4 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** Both sides of this site have been developed with residential subdivisions under PR zoning. The surrounding area is developed with residential uses under Agricultural zoning.

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

**Street:**  
**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:** The request is not an extension of the plan designation, but it is an extension of the PR zoning from the east and west.  
**History of Zoning:** None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** Agricultural / Rural Residential  
**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.):

APPROVE LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full):

The LDR designation is consistent with the low density residential development to the east and west of the site.

Comments:

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

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:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: