CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

7-D-03-SP File Number: Related File Number: 7-L-03-RZ 6/24/2003 Date of Revision: Application Filed: Applicant: J. ED CAMPBELL Owner:

PROPERTY INFORMATION

General Location:	North and west side Sam Lee Rd., south of Beaver Creek, southwest of Solway Rd.		
Other Parcel Info.:			
Tax ID Number:	103 72 OTHER: PORTION WEST OF SAM LEE RD. Jurisdiction: County		
Size of Tract:	100 acres		
Accessibility:	Access is via Sam Lee Rd., a major collector street with 19' to 20' of pavement within a 40' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural Surrounding Land Use: **Proposed Use:** Single family residential Density: 1 to 3 du/ac Sector Plan: Northwest County Sector Plan Designation: **Growth Policy Plan: Rural Area** This agricultural site is part of the rural residential area found in the northwest portion of Knox County, **Neighborhood Context:** north of Hardin Valley Rd and west of Pellissippi Parkway, that is zoned Agricultural.

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:	Yes	
History of Zoning:	None noted	

PLAN INFORMATION (where applicable)

Current Plan Category: Rural Residential

Requested Plan Category: LDR (Low Density Residential)



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10924 Sam Lee Rd.

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION							
Planner In Charge:	Ken Pruitt						
Staff Recomm. (Abbr.):	Postpone sector plan to October 9, 2003 MPC meeting						
Staff Recomm. (Full):							
Comments:	Preliminary plans for the proposed I-475 Bypass connecting I-75 north with I-40-75 near the Loudon County line shows that the preferred conceptual alignment (the Orange Route) will extend through the subject property. Presently the Tennessee Department of Transportation is reviewing this and other major road projects to determine if they should move forward. The sector plan and rezoning requests should be postponed for 90 days to allow more time to determine the status of the proposed bypass. Whether or not the state moves forward with this project will have a significant impact on how this property can be developed						
MPC Action:	Approved		MPC Meeting Date: 7/10/2003				
Details of MPC action:							
Summary of MPC action:	APPROVE LDR (Low Density Residential)						
Date of MPC Approval:	7/10/2003	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:	8/25/2003	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:	