CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-F-06-SP Related File Number: 7-J-06-RZ

Application Filed: 6/5/2006 **Date of Revision:**

Applicant: G.E. KOONTZ

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side Roberts Rd., south side Shelton Rd.

Other Parcel Info.:

Tax ID Number: 31 095 Jurisdiction: County

Size of Tract: 26.2 acres

Accessibility: Access is via Roberts Rd., a major collector street with 21' of pavement width within 40' of right of way

or Shelton Rd., a local street with 15' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Farm

Surrounding Land Use:

Proposed Use: 78 single family detached residential dwelling units Density: 3 du/ac

Sector Plan: Northeast County Sector Plan Designation: Ag/RR

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with rural residential dwellings and farms under Agricultural zoning.

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

Street: 5300 Roberts Rd

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: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)

Requested Plan Category: LDR (Low Density Residential)

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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): Residential density at greater than one dwelling unit per acre would be out of character with the

surrounding land uses and zoning pattern. The closest LDR designation to this site is a spot sector plan designation located about a mile to the north along Roberts Rd., north of Washington Pike., which

was approved in 2002.

Comments:

MPC Action: Approved MPC Meeting Date: 7/13/2006

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: 7/13/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/28/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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