

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT SOUTH 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-A-07-SP                      **Related File Number:** 8-C-07-RZ  
**Application Filed:** 6/22/2007              **Date of Revision:**  
**Applicant:** MICHAEL C. RHODES

### PROPERTY INFORMATION

**General Location:** South and east sides Stonecress Ln., south of W. Ford Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 136 141                      **Jurisdiction:** County  
**Size of Tract:** 51.5 acres  
**Accessibility:** Access is via Stonecress Ln., a local street with 13-15' of pavement width within 40-60' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:** 2 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with rural and low density residential uses under A and R-1 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:** 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)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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):

The slope characteristics of the site, as well as access and compatibility issues, do not warrant amending the current sector plan designation.

Comments:

MPC Action:

Denied

MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action:

DENY LDR (Low Density Residential)

Date of MPC Approval:

Date of Denial: 9/13/2007

Postponements: 8/9/07

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

10/22/2007

Date of Legislative Action, Second Reading: 12/17/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Denied (Withdrawn)

If "Other": 11/19/2007 postponed

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: