

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-F-06-SP **Related File Number:** 8-U-06-RZ
Application Filed: 7/10/2006 **Date of Revision:**
Applicant: CRESTON GROUP
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

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400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Northwest side Hardin Valley Rd., northwest of Thompson Rd.
Other Parcel Info.:
Tax ID Number: 104 006 (PART OF) **Jurisdiction:** County
Size of Tract: 16.3 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a median within 190' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential **Density:** 5 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The north side of Hardin Valley Rd. has been developed with some business and technology park uses with residential uses to the south and east and commercial uses to the west.

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

Street: 10513 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) & TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) & TO (Technology Overlay)
Previous Requests: Property was zoned BP in 1980's
Extension of Zone: Yes, property to the east and south are zoned residential.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)
Requested Plan Category: LDR (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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): Residential uses are appropriate at this site. The proposal is an extension of the residential designation from the south and east.

Comments:

MPC Action: Approved

MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: APPROVE LDR (Low Density Residential)

Date of MPC Approval: 8/10/2006

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: 9/25/2006

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: