

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-G-05-SP **Related File Number:** 8-Q-05-RZ
Application Filed: 7/13/2005 **Date of Revision:**
Applicant: PHILIP K. IVENS
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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PROPERTY INFORMATION

General Location: Northeast side Ellistown Rd., southwest side Shipe Rd., southeast of Washington Pike
Other Parcel Info.:
Tax ID Number: 40 166 **Jurisdiction:** County
Size of Tract: 55.6 acres
Accessibility: Access is via Ellistown Rd., a minor collector street with 19' of pavement width within 40-50' of right of way or Shipe Rd., a major collector street with 18' of pavement width within 50' of right of way. There is also a 50' strip connecting this parcel to Washington Pike, a minor arterial street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two residential dwellings and vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **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 agricultural and rural residential uses under A zoning. There is a church located to the north, zoned A and there is a small subdivision to the southwest on Ellistown Rd., zoned PR at 1 du/ac. There is a vacant parcel to the northwest of the site on the corner of Ellistown Rd. and Washington Pike that is zoned CA.

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

Street: 4632 Ellistown 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)

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): Low density residential development would be out of character with the surrounding land uses and zoning pattern. The site is located in the Rural Area on the Growth Policy Plan map and is not contiguous with any Planned or Urban Growth Area. Staff recommends that the property must be contiguous to be considered for up to 3 du/ac.

Comments:

MPC Action: Denied MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: DENY LDR (Low Density Residential) sector plan designation.

Date of MPC Approval: Date of Denial: 8/11/2005 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/26/2005 Date of Legislative Action, Second Reading: 10/24/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: approved LDR

If "Other": If "Other":

Amendments: Amendments:

Approved

Date of Legislative Appeal: Effective Date of Ordinance: