CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number:12-H-05-SPRelated File Number:11-L-05-RZApplication Filed:11/14/2005Date of Revision:Applicant:COBIA PROPERTIESOwner:COBIA PROPERTIES

KNOXVILLE-KNOX COUNTY 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

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:
 Southeast side Rutledge Pike, northeast of Ellistown Rd,

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 51 111,111.01,111.02,114

 Size of Tract:
 53.9 acres

 Accessibility:
 Access is via Rutledge Pike, a major arterial street with four lanes and a center median within 280' of right of way, or Ellistown Rd., a local street with 16-18' of pavement width within 40' of right of way. There is a center median cut on Rutledge Pike at Ellistown Rd.

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant land		
Surrounding Land Use:			
Proposed Use:	Single family detached residential		Density: 5 du/ac
Sector Plan:	Northeast County	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	This area has been developed primarily with rural residential uses under A zoning. There is significant RB and I zoning in the area. There is a business to the northwest, zoned CB.		

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:	RB (General Residential)		
Previous Requests:	MPC has approved PR, RA and RAE since Oct, 2004. Knox County Commission subsequently denied		
Extension of Zone:	No		
History of Zoning:	MPC has approved PR @ 1-4 du/ac, RA and RAE zoning on this property since Nov. 2004. Knox County Commission has subsequently denied each request.		

PLAN INFORMATION (where applicable)

Current 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 MDR (Medium Density Residential) sector plan designation.			
Staff Recomm. (Full):	Medium density residential uses would be out of character with the surrounding land uses and zoning pattern.			
Comments:				
MPC Action:	Denied	MPC Meeting Date: 12/8/2005		
Details of MPC action:				
Summary of MPC action:	DENY MDR (Medium Density Residential) sector plan designation			
Date of MPC Approval:	Date of Denial: 12/8/2005	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?:	Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	1/23/2006	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Denied (Approved MPC Rec to Deny)	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: