

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-H-05-SP **Related File Number:** 11-L-05-RZ
Application Filed: 11/14/2005 **Date of Revision:**
Applicant: COBIA PROPERTIES
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
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PROPERTY INFORMATION

General Location: Southeast side Rutledge Pike, northeast of Ellistown Rd,
Other Parcel Info.:
Tax ID Number: 51 111,111.01,111.02,114 **Jurisdiction:** County
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)

