

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHEAST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 3-A-02-SP                      **Related File Number:** 3-D-02-RZ  
**Application Filed:** 2/1/2002                      **Date of Revision:**  
**Applicant:** JON WEHRENBURG  
**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:** West side of Roberts Rd., north of Washington Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 22 PART OF 5 (MAP ON FILE)                      **Jurisdiction:** County  
**Size of Tract:** 20 acres  
**Accessibility:** Access is via Roberts Rd., a major collector street with 50' of right of way and 19' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land.  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential.                      **Density:** 3 du/ac.  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with rural residential uses under Agricultural zoning. There is a medical office and a convenience store located to the south at the intersection of Roberts Rd. and Washington Pike.

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

**Street:** 7115 Roberts 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 for this property.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 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 LOW DENSITY RESIDENTIAL (LDR) sector plan amendment.

Staff Recomm. (Full): The sector plan amendment should be denied because: 1) LDR development at this location would be out of character with the surrounding agricultural and rural residential area. 2) Approval of LDR would be an example of a "spot" sector plan amendment and would allow development not permitted on surrounding properties. 3) The overall roadway and utility system for this area is not suited to development at greater than rural residential densities.

Comments:

MPC Action: Approved

MPC Meeting Date: 3/14/2002

Details of MPC action:

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

Date of MPC Approval: 3/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 4/22/2002

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: