

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 4-A-05-SP                      **Related File Number:** 4-P-05-RZ  
**Application Filed:** 3/14/2005              **Date of Revision:** 4/13/2005  
**Applicant:** HOLROB INVESTMENTS, LLC  
**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:** South side Cunningham Rd., south of Rollins Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 N A 29, 30    **OTHER:** 2.02, 2.03, 2.04, 2.05, 2.06, 30.01,    **Jurisdiction:** County  
**Size of Tract:** 7 acres  
**Accessibility:** Access is via Cunningham Rd., a major collector street with 21' of pavement width within 30-40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Mobile home park  
**Surrounding Land Use:**  
**Proposed Use:** Single family attached residential                      **Density:** 12 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The intersection of Cunningham Rd. and Maynardville Pike to the east and Neal Dr. to the south of the site are developed with commercial uses under CA, PC and SC zoning. To the north and west of the site is low to medium density residential development, zoned A, RA, RB and PR.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural and RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Not an extension of the plan designation, but it is an extension of PR zoning from the west.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

