

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

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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File Number: 4-D-11-SP **Related File Number:** 4-F-11-RZ
Application Filed: 2/25/2011 **Date of Revision:**
Applicant: GLENNA TROUTMAN

PROPERTY INFORMATION

General Location: West side Mine Rd., south of Grove Rd.
Other Parcel Info.:
Tax ID Number: 42 189 **Jurisdiction:** County
Size of Tract: 1.36 acres
Accessibility: Access is via Mine Rd., a minor arterial street with 23' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Eastbridge Business Park is located to the southeast of this site, zoned Industrial. The adjacent properties are either vacant or developed with residences, under A or I zoning. The vacant property to the south is zoned CA.

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

Street: 2411 Mine Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: None noted
Extension of Zone: No, the property is surrounded by LI plan designation
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: LDR (Low Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): ADOPT RESOLUTION #4-D-11-SP, amending the Northeast County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): All of the properties surrounding the subject parcel are either vacant or developed with residential uses. A good portion of the surrounding area is zoned Industrial, despite having very few, if any, industrial or other non-residential uses. The Eastbridge Business Park, located to the southeast, is appropriately zoned Industrial. A low density residential designation will allow the applicant's existing and proposed use for a residence. The plan designation being requested is less intense than the current designation.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
NEW ROAD OR UTILITY IMPROVEMENTS:
No road or utility improvements have been made recently in the area.
ERROR OR OMISSION IN CURRENT PLAN:
The current sector plan proposes light industrial uses for the area, which is not consistent with the current use of most of the surrounding properties for residential.
CHANGES IN GOVERNMENT POLICY:
The recommended LDR designation will bring the plan designation into consistency with the current use.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:
No changes have occurred in this area, but the designation being requested is less intense than the current designation.

Action: Approved

Meeting Date: 4/14/2011

Details of Action:

Summary of Action: ADOPT RESOLUTION #4-D-11-SP amending the Northeast County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission adopt the amendment.

Date of Approval: 4/14/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/23/2011

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: