

# 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:** 5-A-11-SP                      **Related File Number:** 5-C-11-RZ  
**Application Filed:** 3/21/2011              **Date of Revision:**  
**Applicant:** JAMES E. AND CHRISTINA L. COBB

## PROPERTY INFORMATION

**General Location:** Northeast side Arnold Ln., east of Clear Springs Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 43 00403                      **Jurisdiction:** County  
**Size of Tract:** 5.84 acres  
**Accessibility:** Access is via Arnold Ln., a local street with 15' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residence                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with residences and agricultural uses under A and I zoning.

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

**Street:** 10235 Arnold Ln  
**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  
**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 #5-A-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 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 proposed use for this site and surrounding uses.  
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. New development in the area has been rural or low density residential, along with agricultural uses.

Action:

Approved

Meeting Date: 5/12/2011

Details of Action:

Summary of Action:

ADOPT RESOLUTION # 5-A-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:

5/12/2011

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:

6/27/2011

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: