

# 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:** 6-F-07-SP      **Related File Number:** 6-W-07-RZ  
**Application Filed:** 5/14/2007      **Date of Revision:**  
**Applicant:** HOLSTON RIVER PRESERVE, LLC

## PROPERTY INFORMATION

**General Location:** East and west sides Arnold Ln., east of Clear Springs Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 43 012      **Jurisdiction:** County  
**Size of Tract:** 103.3 acres  
**Accessibility:** Access is via Arnold Ln., a local street with 15-18' of pavement width within 40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision      **Density:** 2 du/ac  
**Sector Plan:** Northeast County      **Sector Plan Designation:** Ag/RR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is primarily undeveloped. There are a few dwellings in the area, and there is a large mining operation to the south of the site. Most of the surrounding area is zoned Industrial with some Agricultural. East bridge Industrial Park is located about 1.5 miles west of this site.

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

**Street:** 10620 Arnold Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) at up to 0.5 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) at up to 2 du/ac  
**Previous Requests:** Plan amendment to LDR and rezoning to PR occurred in fall of 2006 (9-F-06-RZ/9-A-06-SP).  
**Extension of Zone:** No  
**History of Zoning:** A plan amendment from LI to Ag/RR and rezoning from I to PR was approved in fall of 2006 (9-A-06-SP/9-F-06-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** A/RR (Agricultural/Rural Residential)

