CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

 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

KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

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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:
 Residential subdivision

 Proposed Use:
 Residential subdivision

 Sector Plan:
 Northeast County

 Sector Plan:
 Planned Growth Area

 Reighborhood 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)

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.):	APPROVE LDR (Low Density Residential) sector plan designation.		
Staff Recomm. (Full):	Low density residential uses are appropriate for this relatively flat site on the Holston River.		
Comments:			
MPC Action:	Approved		MPC Meeting Date: 6/14/2007
Details of MPC action:			
Summary of MPC action:	APPROVE LDR (Low Density Residential)		
Date of MPC Approval:	6/14/2007	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:	7/23/2007	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved as Modified	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Approve LDR with condition that a turn around will exist in the cul-de-sac (school bus turnaround)		
Date of Legislative Appeal:		Effective Date of Ordinance: