

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHEAST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 9-A-06-SP                      **Related File Number:** 9-F-06-RZ  
**Application Filed:** 8/4/2006                      **Date of Revision:**  
**Applicant:** HOLSTON RIVER PRESERVE, 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:** 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 15-17' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential    **Density:**  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** Light Industrial  
**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. Eastbridge 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:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LI (Light Industrial)

