



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 9-F-06-RZ  
9-A-06-SP

**AGENDA ITEM #:** 80  
**AGENDA DATE:** 9/14/2006

▶ **APPLICANT:** HOLSTON RIVER PRESERVE, LLC  
**OWNER(S):** SPROUSE KERRY M & MCBETH N CO TRUSTEES OF THE

**TAX ID NUMBER:** 43 012  
**JURISDICTION:** Commission District 8

▶ **LOCATION:** East and west sides Arnold Ln., east of Clear Springs Rd.  
▶ **TRACT INFORMATION:** 103.3 acres.  
**SECTOR PLAN:** Northeast County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Arnold Ln., a local street with 15-17' of pavement width within 40' of right of way.  
**UTILITIES:** Water Source: Northeast Knox Utility District  
Sewer Source: N/A

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I (Industrial)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) / PR (Planned Residential)  
▶ **EXISTING LAND USE:** Residence and vacant land  
▶ **PROPOSED USE:** Residential

**EXTENSION OF PLAN DESIGNATION/ZONING:** No  
**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Vacant land / I (Industrial) and A (Agricultural)  
South: Zinc mine and quarry / I (Industrial)  
East: Holston River and Jefferson County / F (Floodway)  
West: Dwellings and vacant land / I (Industrial) and A (Agricultural)

**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.

**STAFF RECOMMENDATION:**

▶ **APPROVE A/RR (Agricultural/Rural Residential) sector plan designation.**  
Agricultural and rural residential uses are appropriate for this area and consistent with the current use of the property. The property does not have any apparent industrial use.

► **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density of up to 0.5 du/ac.**

PR zoning at the recommended density is compatible with surrounding agricultural and rural residential land uses.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. This flat, vacant site has frontage on the Holston River and is appropriate for rural residential development.
2. The applicant wishes to develop a residential subdivision that includes clustered residential development along the river and periphery of the site, open space in the middle and various amenities around the site. (See attached site plan.) The current Industrial zoning does not allow residential uses.
3. The proposal is compatible with the surrounding land uses and zoning pattern.

**THE EFFECTS OF THE PROPOSAL**

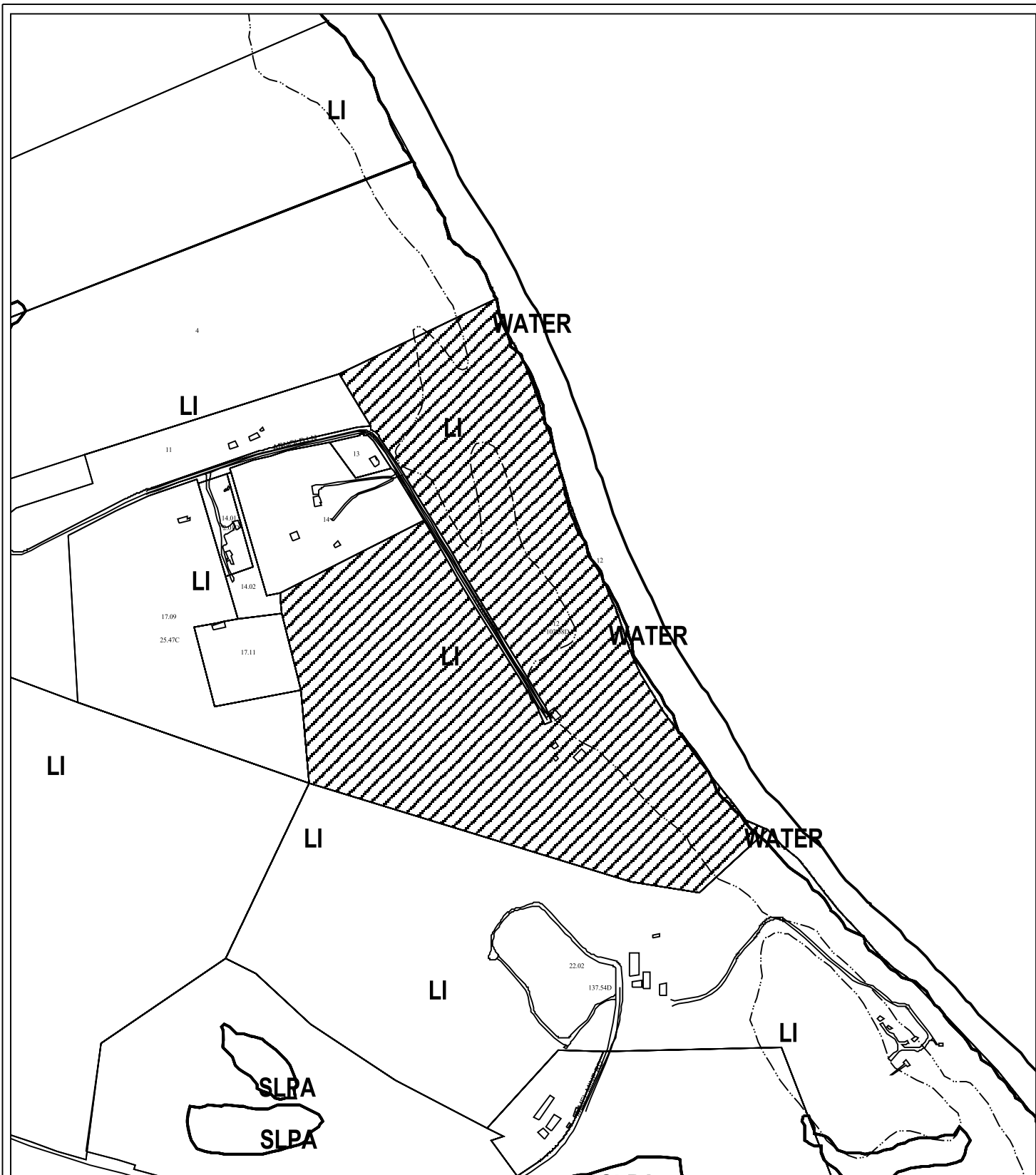
1. Public water utilities are available serve the site. Sewer is not currently available to the site.
2. At the applicant's requested density, up to 51 dwelling units could be proposed on the subject property. The development of the proposed single family residential units would add approximately 510 vehicle trips per day to the street system and about 30 children under the age of 18 to the school system.
3. Subdivision of this site into additional residential lots may require improvements to Arnold Ln. The applicant will be expected to work with MPC and Knox County Engineering staff in making any improvements to Arnold Ln., if necessary.
4. There is an historic house (circa early 1800's) and barn located on this property at the dead end of Arnold Ln. Staff would expect the applicant to preserve the structure, perhaps using it as an amenity to the development or subdividing it off into its own lot and selling it to someone interested in renovation. An HZ (Historic Overlay) zoning designation would be desirable for this structure. The on-site house was surveyed and recorded in the Historic Sites Survey of Knoxville and Knox County and in two Cultural Resource Plans (1994 being the last one) as National Register eligible. There are also documented Civil War fortifications to the south of this site, which protected the railroad crossing over the Holston River. They are not located on the subject property.
5. The proposal is compatible with the surrounding zoning, and there will be a minimal impact on adjacent properties. The subject property is surrounded by I (Industrial) zoning, which could be developed with uses that would have a negative impact on the proposed residential use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment to agricultural / rural residential, the rezoning request is consistent with the Northeast County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential in the future on other Industrial or Agricultural zoned properties in this area.


Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 10/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

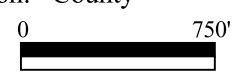


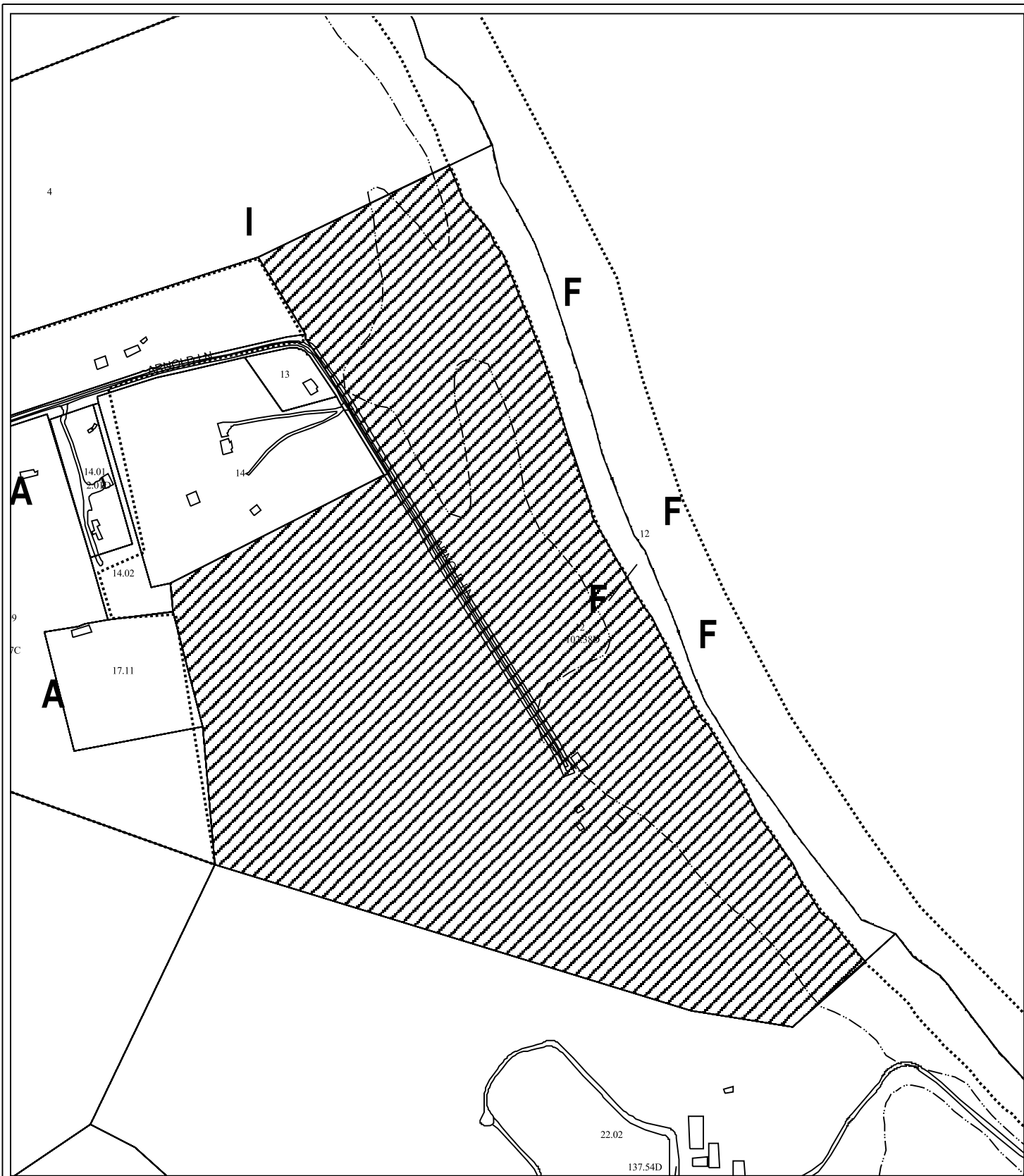
**9-A-06-SP/9-F-06-RZ  
SECTOR PLAN AMENDMENT  
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Holston River Preserve, LLC  
 Map No: 43  
 Jurisdiction: County

 From: LI (Light Industrial)  
 To: A/RR (Agricultural/Rural Residential)

Original Print Date: 08/23/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**9-F-06-RZ  
REZONING**

Petitioner: Holston River Preserve, LLC

Map No: 43

Jurisdiction: County



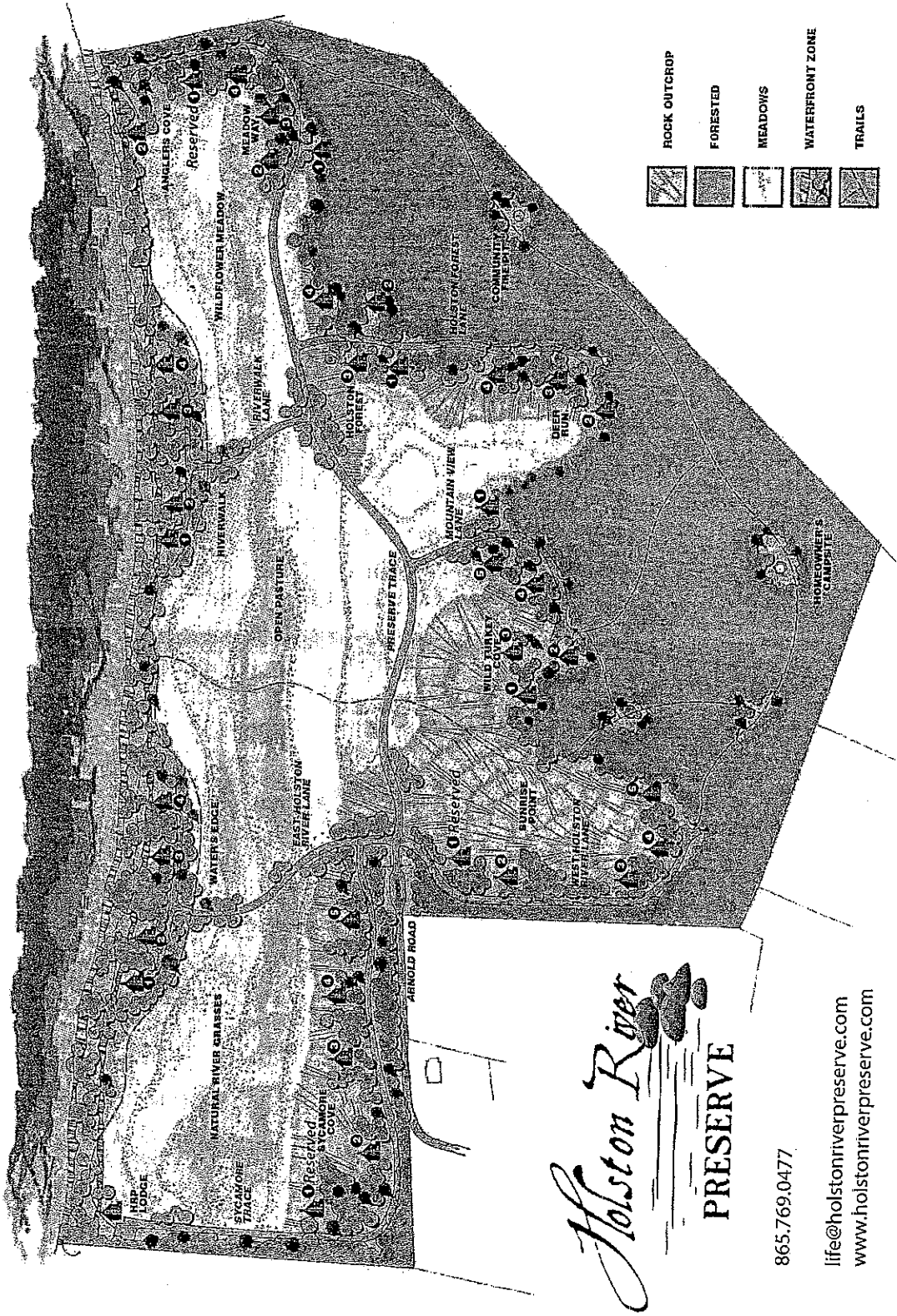
From: I (Industrial)

To: PR (Planned Residential)

Original Print Date: 08/23/06

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



*Holston River*  
**PRESERVE**

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Map Subject to Change

9-F-06-RZ  
 9-A-06-SP