



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

**FILE #:** 5-C-11-RZ  
5-A-11-SP

**AGENDA ITEM #** 29  
**AGENDA DATE:** 5/12/2011

**APPLICANT:** JAMES E. AND CHRISTINA L. COBB  
**OWNER(S):** James E. and Christina L. Cobb

**TAX ID NUMBER:** 43 00403  
**JURISDICTION:** Commission District 8

**LOCATION:** Northeast side Arnold Ln., east of Clear Springs Rd.

**TRACT INFORMATION:** 5.84 acres.

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Arnold Ln., a local street with 15' of pavement width within 40' of right-of-way.

**UTILITIES:** Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Holston and French Broad

**PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I (Industrial)

**PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** Residence

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Vacant land / LI / I (Industrial)  
South: Residences and vacant land / LI / A (Agricultural)  
East: Vacant land / LI / I (Industrial)  
West: Arnold Ln. - Residence / LI / I (Industrial)

**NEIGHBORHOOD CONTEXT:** This area is developed with residences and agricultural uses under A and I zoning.

**STAFF RECOMMENDATION:**

**ADOPT RESOLUTION #45-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.)**

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.

► **RECOMMEND that County Commission APPROVE A (Agricultural) zoning.**

Agricultural zoning is more appropriate for this site than the current Industrial zoning, is consistent with the proposed use of the site and will allow for issuance of building permits for residential uses. It is a significantly less intense zone than the current zoning. All surrounding properties are either vacant or developed with residential uses.

**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.

**REZONING REQUIREMENTS:**

**NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:**

1. The applicant proposes to develop a residence on the property, which will not be permitted under the current Industrial zoning.
2. Agricultural zoning will allow residential development of the property, consistent with surrounding land uses.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

1. Agricultural zoning allows for agricultural uses and residential uses on lots of at least one acre in size.
2. The subject property is 5.84 acres in size, so it is therefore appropriate for the requested Agricultural zoning.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water is available to the site. Sewer utilities are available in the general area, but may have to be extended to serve this site, if needed.
2. The proposal would have a minimal impact on schools or streets. The proposed zoning is less intense than the current I zoning.
3. There will be no impact on surrounding properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended plan amendment to low density residential, Agricultural zoning is consistent with the Northeast County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of Agricultural zoning for this site could lead to future similar requests in the area, which would also require sector plan amendments.
4. During the next update of the Northeast County Sector Plan, this area should be evaluated to determine if the current LI (Light Industrial) plan designation is still appropriate.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two

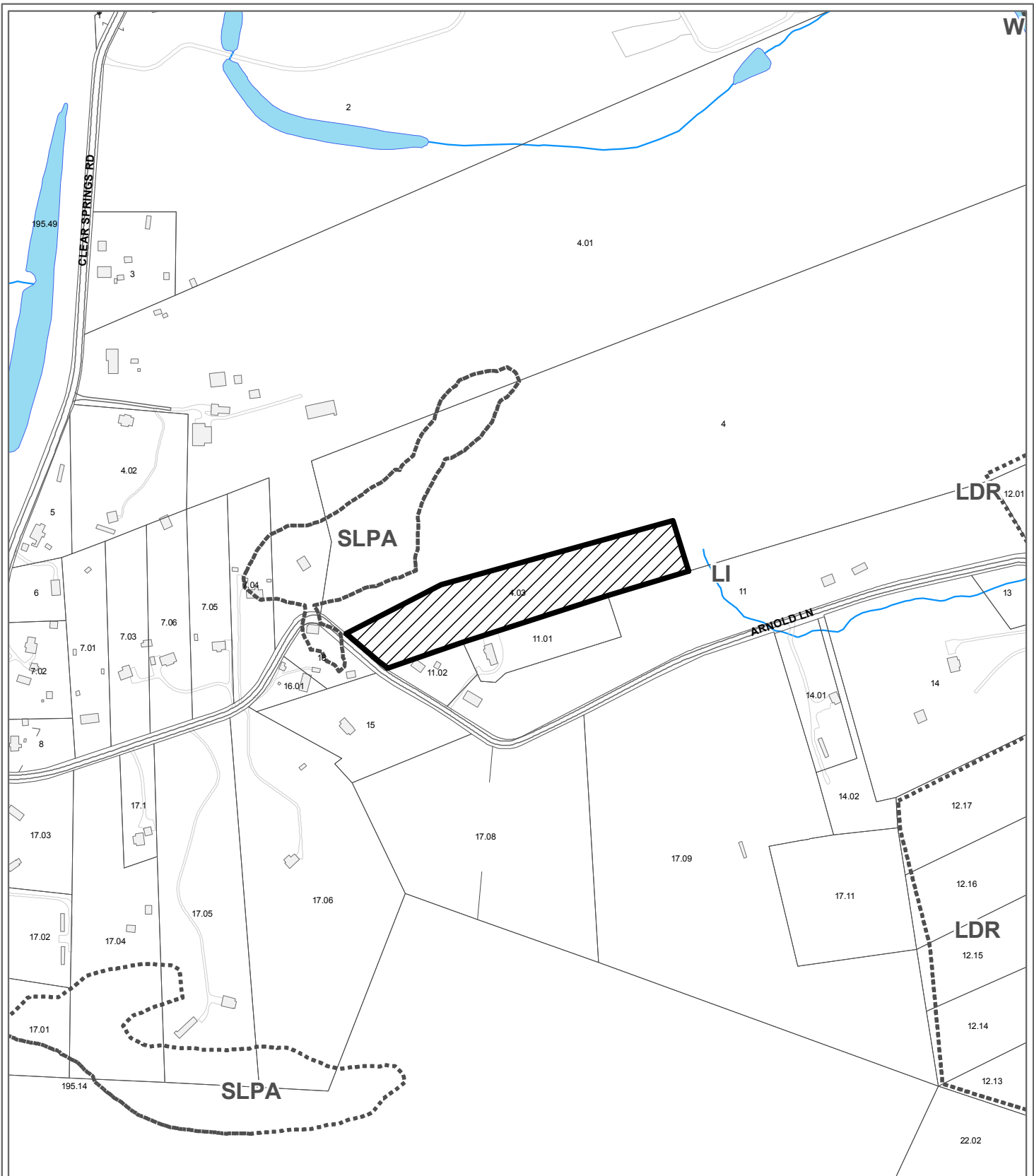
methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not calculated.

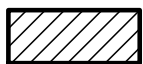
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/27/2011. 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.



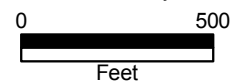
**5-A-11-SP / 5-C-11-RZ  
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Cobb, James E. and Christina L.

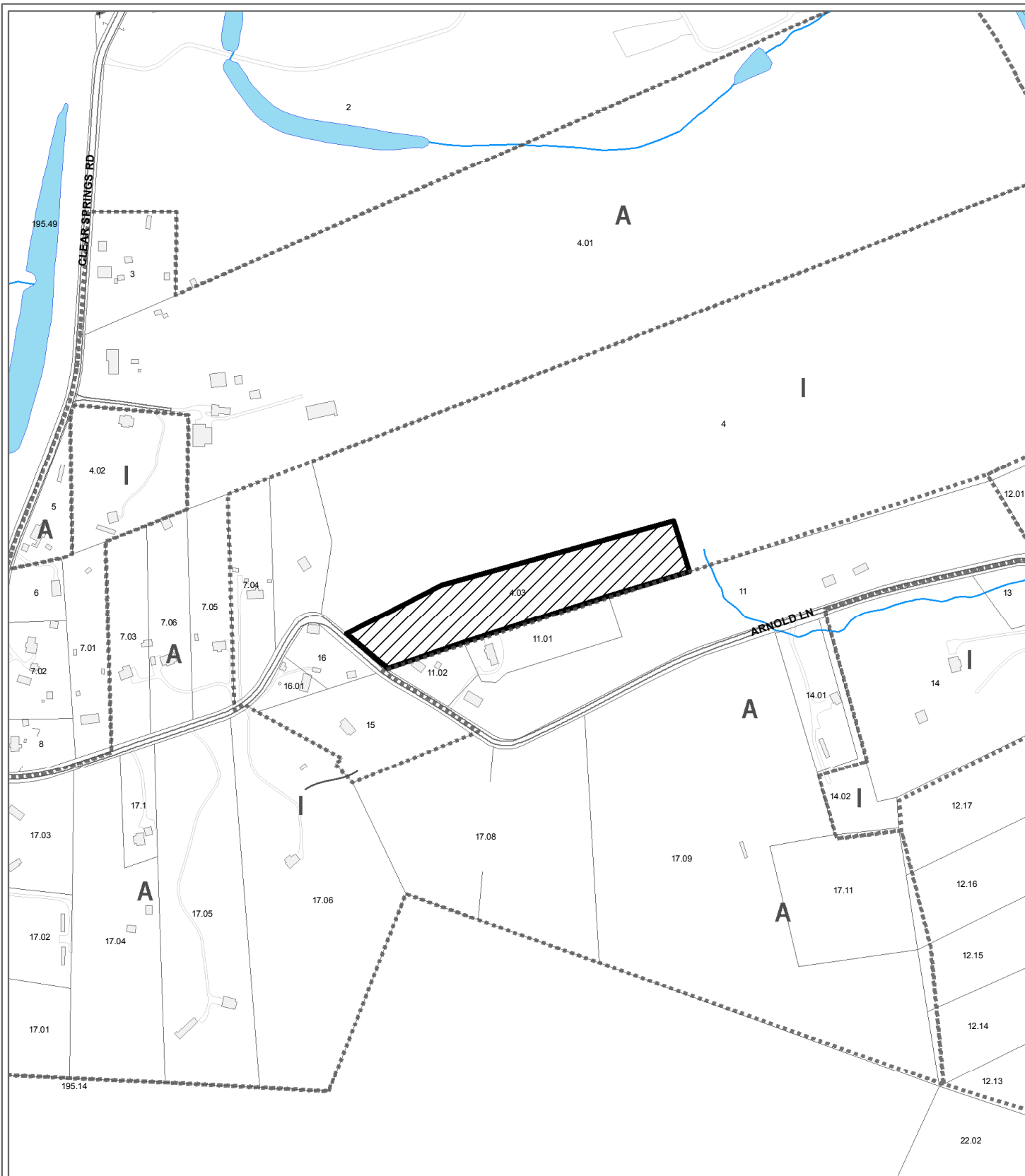


From: LI (Light Industrial)  
To: LDR (Low Density Residential)

Map No: 43  
Jurisdiction: County



Original Print Date: 4/25/2011      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**5-C-11-RZ  
REZONING**

From: I (Industrial)

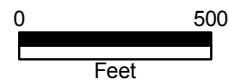
To: A (Agricultural)



Petitioner: Cobb, James E. and Christina L.

Map No: 43

Jurisdiction: County



Original Print Date: 4/25/2011  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHEAST COUNTY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northeast County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, James E. & Christina L. Cobb, have submitted an application to amend the Sector Plan from Light Industrial to Low Density Residential for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northeast County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on May 12, 2011, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northeast County Sector Plan, with its accompanying, staff report and map, file #5-A-11-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary