

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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: 1-A-13-SP **Related File Number:** 1-C-13-RZ
Application Filed: 11/26/2012 **Date of Revision:**
Applicant: DAVID CAMPBELL

PROPERTY INFORMATION

General Location: Southeast side Hickory Creek Rd., southwest of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 129 038 **Jurisdiction:** County
Size of Tract: 49.09 acres
Accessibility: Access is via Hickory Creek Rd., a minor arterial street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant/agriculture
Surrounding Land Use:
Proposed Use: Detached residential dwellings **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural and rural residential uses under Agricultural zoning. The closest PR zoning with low density residential land uses is approximately one-third of a mile to the east. The Covered Bridge subdivision is currently under development and is zoned PR at up to 1.8 du/ac, which is at the low end of the low density range.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
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: AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)

Requested Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

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.): ADOPT RESOLUTION #1-A-13-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) & SLPA and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Low density residential use of this site is appropriate along Hickory Creek Rd, which is classified as a minor arterial street. However, the maximum density that can be considered is 2 du/ac, because the site is located with the Rural Area of the Growth Policy Plan.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to Hickory Creek Rd., but it has at least 20' of pavement width and is classified as a minor arterial street. The street is sufficient to handle the additional traffic that would be generated by low density residential development of the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural and rural residential uses for the site, consistent with the current A zoning. This is also consistent with the Growth Plan designation of Rural Area on the site. However, the Growth Plan allows consideration of PR zoning at up to 2 du/ac in the Rural Area, if appropriate for the particular site and if consistent with the sector plan, as is recommended.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Since this site is connected by a minor arterial street back to the Planned Growth Area, it is appropriate for consideration of low density residential uses. The site has direct access to Hickory Creek Rd.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

PR zoning at 1.8 du/ac was approved about one-third of a mile to the east in the Rural Area in 2005.

Action: Approved

Meeting Date: 1/10/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION #1-A-13-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) & SLPA and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Date of Approval: 1/10/2013

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: 2/25/2013

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: