

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 1-A-24-SP      Related File Number: 1-B-24-RZ  
Application Filed: 11/15/2023      Date of Revision:  
Applicant: ROBERT GREGORY, GREGORY LAND DEVELOPMENT, LLC

## PROPERTY INFORMATION

General Location: South side of Heiskell Rd, northwest of W Copeland Dr.  
Other Parcel Info.:  
Tax ID Number: 46 44      Jurisdiction: County  
Size of Tract: 34.61 acres  
Accessibility: Access is via Heiskell Rd, a minor arterial with a pavement width of 21 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:      Density: up to 3 du/ac  
Sector Plan: North County      Sector Plan Designation: LDR (Low Density Residential), AG (Agricultural),  
Growth Policy Plan: Rural Area  
Neighborhood Context: This area is characterized by low density residential dwellings and undeveloped forested lands.

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

Street: 8721 HEISKELL RD  
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:  
Extension of Zone: Yes, this is an extension of the LDR land use designation. However, this would not be an extension of the PR zone.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), LDR (Low Density Residential), HP (Hillside Protection)  
Requested Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the LDR (Low Density Residential) land use classification for the AG (Agricultural) designated portion of the parcel because it is compatible with surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained. The HP (Hillside Protection) designation would be retained.

Staff Recomm. (Full):

The HP (Hillside Protection) designation would be retained.

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. Since the 2000s, several vacant/forested parcels and underutilized lots have been converted to residential development along Heiskell Road and E Copeland Drive.
- 2. There is a sliver of LDR land use along the southeast boundary of this property. The proposed amendment will be an extension of this land use classification from the southeast side.

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

- 1. No known improvements have been made recently to Heiskell Road close to this site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no apparent errors or omissions in the North County Sector Plan with regards to the requested LDR classification here.

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

- 1. The surrounding lands with the AG classification have developed as single family residential and rural residential uses under A and RA zone. The proposed LDR classification will be consistent with the surrounding land uses and zoning.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- 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.
- 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.

Action:

Approved

Meeting Date: 2/8/2024

Details of Action:

Summary of Action:

Approve the LDR (Low Density Residential) land use classification for the AG (Agricultural) designated portion of the parcel because it is compatible with surrounding development and is an extension of this classification.

Date of Approval:

2/8/2024

Date of Denial:

Postponements: 1/11/2024

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 3/25/2024

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**