

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-D-23-SP                      Related File Number: 1-K-23-RZ  
Application Filed: 11/15/2022              Date of Revision:  
Applicant: ALEKSANDR CHEKHOVSKYY

## PROPERTY INFORMATION

General Location: East of Washington Pk, south of Dunsmore Ln  
Other Parcel Info.:  
Tax ID Number: 31 045.02                      Jurisdiction: County  
Size of Tract: 1.74 acres  
Accessibility: Access is via Washington Pike, a minor arterial with a 22-ft pavement width within a 88-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential  
Surrounding Land Use:  
Proposed Use:    Density: up to 2 du/ac  
Sector Plan: Northeast County              Sector Plan Designation: AG (Agricultural)  
Growth Policy Plan: Rural Area  
Neighborhood Context: This area is primarily large lot agricultural and single family residential.

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

Street: 7614 WASHINGTON PIKE  
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  
History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)  
Requested Plan Category: RR (Rural Residential)

**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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the sector plan amendment to RR (Rural Residential) because it is consistent with the development in the area.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Though there have been no major changes in this area in the last few decades, the location criteria for RR (Rural Residential) is met by this location because it is characterized by sites adjacent to agricultural areas (AG or AGC) where conservation/cluster housing subdivisions may be appropriate.

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

1. There are no significant new roads or utilities.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The RR land use classification allows PR at 1 du/ac in the Northwest County sector plan, which is an error as the Growth Policy plan allows PR at 2 du/ac in the rural area.

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

1. There is PR up to 3 du/ac adjacent to this property. This property is along Washington Pike, which is minor arterial.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the sector plan amendment to RR (Rural Residential) because it is consistent with the development in the area.

Date of Approval:

1/12/2023

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: 2/21/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: