

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-E-22-SP Related File Number: 1-N-22-RZ
Application Filed: 12/7/2021 Date of Revision:
Applicant: TURNER HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Andes Road, north side of Troutman Lane
Other Parcel Info.:
Tax ID Number: 105 A A 017 & 002 Jurisdiction: County
Size of Tract: 14.61 acres
Accessibility: Access is via Andes Road, a major collector, with a pavement width of 21-ft within a right-of-way width of 60-ft. Access is also via Troutman Lane, a local street, with a pavement width of 19-ft within a right-of-way width of 47-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: Density: up to 7 du/ac
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential) & HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is within a 1000' feet south of the forthcoming Schaad Road extension and is primarily a mix of single family residential and multi-family dwellings.

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

Street: 1925 Andes Road and 8531 Troutman Ln.
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, MDR and PR are adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)

Requested Plan Category: MDR (Medium 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: Liz Albertson

Staff Recomm. (Abbr.): Deny sector plan amendment to MDR (Medium Density Residential) because it is not compatible with the surrounding development.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no significant changing conditions to warrant amendment of the land use plan in this area.

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

1. Although the Schaad Road extension is nearby, this property is adjacent to LDR (Low Density Residential) on both sides of the tract, and the improvement does not make MDR (Medium Density Residential) development more feasible for this property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There was not a significant error or omission in the plan, the MDR was recognized as closer around the intersection with Andes Road and Ball Camp Pike and the Schaad Road extension as a transition to LDR.

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

1. There have been no new trends that warrant reconsideration of the original plan proposal at this location.

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: 2/10/2022

Details of Action: Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) (HP for 8531 Troutman Lane only) because of the need for more housing in the county.

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) (HP for 8531 Troutman Lane only) because of the need for more housing in the county.

Date of Approval: 2/10/2022

Date of Denial:

Postponements: 1/13/2022

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/28/2022

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: