

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 1-G-23-SP Related File Number: 1-P-23-RZ
Application Filed: 11/28/2022 Date of Revision:
Applicant: KISHOR TAILOR

PROPERTY INFORMATION

General Location: North side of Crenshaw Rd, east side of Maryville Pike, south side of W. Governor John Sevier Hwy
Other Parcel Info.:
Tax ID Number: 147 109 **Jurisdiction:** County
Size of Tract: 4.33 acres
Accessibility: Access is via Maryville Pike, a minor arterial, with a pavement width of 26-ft within a right-of-way width of 88-ft. Access is also via Crenshaw Road, a local street, with a pavement width of 17-ft within a right-of-way width of 42-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 12 du/ac
Sector Plan: South County **Sector Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a neighborhood commercial node at the intersection with W. Governor John Sevier Highway and Maryville Pike.

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

Street: 0 CRENSHAW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, GC is not adjacent. Yes, CA is across the street.
History of Zoning: 1-H-96-RZ: A to CA (Denied)

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

Requested Plan Category: MDR (Medium Density 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: Liz Albertson

Staff Recomm. (Abbr.): Approve MDR (Medium Density Residential) because it provides a transitional land use designation from the commercial node.

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. While there have not been major changes at this intersection there is existing vacant commercially zoned areas at this neighborhood commercial node.
- 2. MDR provides a transitional land use designation between the corridor of W Governor John Sevier Highway and the commercial node.

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 introduced into this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There is no obvious or significant error or omission in the plan.

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

- 1. Local data sources and national data trends note an increased demand for a range of housing opportunities, which a transitional land use designation of MDR at this neighborhood commercial node could enable.

Action: Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve MDR (Medium Density Residential) because it provides a transitional land use designation from the commercial node.

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: