

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-J-21-SP  
Application Filed: 12/2/2020  
Applicant: SETH KEHNE

Related File Number:  
Date of Revision: 12/15/2020

## PROPERTY INFORMATION

**General Location:** West side of Jackson Rd., at intersection of Lucerne Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 L C 018 (PART OF) **Jurisdiction:** City  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Jackson Road, a minor collector, with a pavement width of 20 feet within a right-of-way width of 60 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This area is a mix of commercial and industrial uses along the railroad light and near the intersection with Amherst Road and Jackson Road. Multi-family and single family neighborhoods are adjacent to the north and west and east of this area. This area is also characterized by forested steep slopes.

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

**Street:** 0 Jackson Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)  
**Former Zoning:**  
**Requested Zoning:** I-G (General Industrial) / HP (Hillside Protection)  
**Previous Requests:** 1-R-95-RZ, 1-F-95-PA, 4-F-98-PA  
**Extension of Zone:** Yes - LI is adjacent to the west and south.  
**History of Zoning:** 4-F-98-PA: MU to LI Denied; 1-F-95-PA: MU to LI Denied; 9-J-81-RZ: R-1 to C-6 & I-3 Denied

## PLAN INFORMATION (where applicable)

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

Requested Plan Category: LI (Light Industrial) / 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.):

Approve LI (Light Industrial) / HP (Hillside Protection) since it is a minor extension and consistent with adjacent development.

Staff Recomm. (Full):

Comments:

This minor extension of LI (Light Industrial) / HP (Hillside Protection) at this location will allow existing industrial operations to expand with minimal impact because of the opportunity for shared access from the existing adjacent parcel to Jackson Road, as well as a reduction in land disturbance during development for industrial operations as prescribed by the HP overlay zone.

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 are no apparent changing conditions in the area.
2. However, a minor extension of LI (Light Industrial) / HP (Hillside Protection) at this location allows for the opportunity for shared access and a reduced land disturbance during development.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. There have been no new trends in development that warrant reconsideration.

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: 1/14/2021

Details of Action:

Summary of Action:

Approve LI (Light Industrial) / HP (Hillside Protection) since it is a minor extension and consistent with adjacent development.

Date of Approval:

1/14/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 2/9/2021

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 2/23/2021

**Other Ordinance Number References:** O-28-2021

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**