

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-J-23-SP Related File Number: 1-W-23-RZ
Application Filed: 11/29/2022 Date of Revision:
Applicant: REBECCA WALLS

PROPERTY INFORMATION

General Location: Northwest side of W Emory Rd, east of Faith Haven Way
Other Parcel Info.:
Tax ID Number: 76 018,021 Jurisdiction: County
Size of Tract: 67.32 acres
Accessibility: Access is via W Emory Rd, a minor collector street with an 18-ft pavement width within a 60-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: Northwest County Sector Plan Designation: AG (Agricultural), HP (Hillside Protection), SP (Stream Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This rural area is comprised of single family detached homes on large to medium-sized lots, farmland and forested hillside. There's a commercial mulching operating adjacent to the west.

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

Street: 0 W EMORY 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: No/No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection), SP (Stream Protection)
Requested Plan Category: RR (Rural Residential), HP (Hillside Protection), SP (Stream 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the sector plan amendment to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection) because it is consistent with surrounding land use and trends in 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. Since the 1990s there has been significant conversion of farmland to residential development southeast of the subject property along Oak Ridge Hwy and to the northeast along W Emory Rd.
2. Much of the surrounding region, which is included in the Rural Area of the Growth Policy Plan, has the land use designation of RR (Rural Residential).
3. These conditions warrant consideration of RR on the subject property as a classification that is compatible with surrounding land uses.

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

1. There has been sewer utility expansion to nearby properties to accommodate commercial or residential developments, and this could be further extended to the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. It is clear that RR is a common designation in this region and could have been considered instead of AG (Agricultural) for the subject property.

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

1. As noted, the substantial subdivision development that has occurred as recently as 2022 reflects a trend of increasing focus on residential infrastructure in this historically agrarian area.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the sector plan amendment to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection) because it is consistent with surrounding land use and trends in development.

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: