

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 10-B-22-SP Related File Number: 10-B-22-RZ
Application Filed: 8/1/2022 Date of Revision:
Applicant: CHARLES PRUITT

PROPERTY INFORMATION

General Location: South of W Ford Valley Rd, east of Stonecress Ln
Other Parcel Info.:
Tax ID Number: 123 M E 008 Jurisdiction: County
Size of Tract: 2.1 acres
Accessibility: Access is via W. Ford Valley Rd, a minor collector street with an 18-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density: 2 du/ac
Sector Plan: South County Sector Plan Designation: AG (Agricultural), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This property is south of the Colonial Village neighborhood in an area developed with single family and rural residential uses in the RN-1 and A zones.

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

Street: 326 W Ford Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning: None noted
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes/Yes
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)
Requested Plan Category: LDR (Low 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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because the property meets the location criteria for RR and it is consistent with the Growth Policy Plan.

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. The surrounding area is built out with low density residential uses, particularly to the north. The subject property and the adjoining properties in the County are isolated from the other properties in the County to the south by a stream and steep forested hillside. The only established access to the property is accessed through a property within the City of Knoxville.

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 A (Agricultural) land use designation is not the result of an error or omission in the sector plan. However, RR may be considered in the Rural Area of the Growth Policy Plan as well.

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

1. Although the properties in the County remain rural in character, the surrounding area is built out with low density residential uses.

Action: Approved Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because the property meets the location criteria for RR and it is consistent with the Growth Policy Plan.

Date of Approval: 11/10/2022 Date of Denial: Postponements: 10/6/2022

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/19/2022 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: