

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-C-20-SP Related File Number: 10-D-20-RZ
Application Filed: 8/17/2020 Date of Revision:
Applicant: DANIEL D. & KIMBERLY OVERBEY

PROPERTY INFORMATION

General Location: At southeast quadrant of intersection of Choto Rd. and S. Northshore Dr., on west side of Choto Mill Ln.
Other Parcel Info.:
Tax ID Number: 162 M C 019 **Jurisdiction:** County
Size of Tract: 1.01 acres
Accessibility: This property has frontage on S. Northshore Drive and Choto Road. S. Northshore Drive is a minor arterial with a pavement width of 20.2 feet inside a right-of-way of 88 ft. Choto Road is a minor collector with a pavement width of 20.9 ft inside a right-of-way of 60 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:** N/A
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a suburban area consisting of predominantly single family detached houses. There is a commercial node across the street at the northeast quadrant of the Choto Road/S. Northshore Drive intersection.

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

Street: 1615 Choto Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests: 12-D-01-RZ, 9-C-04-RZ, 5-H-10-RZ, 3-E-16-RZ
Extension of Zone: Yes, C-N zoning is across the Choto Road to the north
History of Zoning: Several plan amendment requests have been denied since 2001: Case # 12-A-01-SP (from LDR to Commercial), Case # 9-B-04-SP (from LDR to Commercial), Case # 5-E-10-SP (LDR to Neighborhood Commercial), and Case # 3-E-16-SP (from LDR to Office)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: NC (Neighborhood Commercial)

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: Michelle Portier

Staff Recomm. (Abbr.): Deny the Southwest County Sector Plan amendment to Neighborhood Commercial for 1615 Choto Road because it does not meet the criteria for a plan amendment.

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 are no recent significant changes to conditions that would warrant a plan amendment.

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 is no significant error or omission in the plan that would warrant a plan amendment to the NC (Neighborhood Commercial) land use classification.

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

1. There are no new trends in the development pattern that would warrant a plan amendment. The parcel to the north across Choto Road was rezoned to the Neighborhood Commercial District in January 2010 and was developed as a small shopping center in 2011.

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: 11/12/2020

Details of Action: The Planning Commission voted to approve the plan amendment request to NC (Neighborhood Commercial) because of recent changes in the development pattern of the area following the condominium development to the northeast of this site.

Summary of Action: The Planning Commission voted to approve the plan amendment request to NC (Neighborhood Commercial) because of recent changes in the development pattern of the area following the condominium development to the northeast of this site.

Date of Approval: 11/12/2020

Date of Denial:

Postponements: 10/8/2020

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/21/2020

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: