CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 10-E-15-SP Related File Number: 10-K-15-RZ

Application Filed: 8/24/2015 **Date of Revision:**

Applicant: WORLEY BUILDERS, INC.



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side Black Rd., southwest of Snyder School Rd.

Other Parcel Info.:

Tax ID Number: 130 129 OTHER: PART ZONED A IN KNOX CO. Jurisdiction: County

Size of Tract: 18.4 acres

Accessibility: Access is via Black Rd., a minor collector with 17-18' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residential subdivision Density: 4 du/ac

Sector Plan: Northwest County Sector Plan Designation: Ag/RR

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with agricultural, rural residential and low density residential uses under A, PR

and RA zoning, and is adjacent to a private school that is in the Town of Farragut. The subdivision at the corner of Black Rd. and Snyder School Rd. zoned PR at 1-3 du/ac is accessed from Snyder Rd. and is built out at 2.5 du/ac. The vast majority of properties that access Black Rd. have a minimum lot

size of 1 acre.

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

Street:

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: None noted

Extension of Zone: No

History of Zoning:

PLAN INFORMATION (where applicable)

1/5/2016 10:07 AM Page 1 of 3

Current Plan Category: AG/RR (Agricultural/Rural Residential)

Requested Plan Category: LDR (Low 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): DENY the request to amend the Northwest County Sector Plan from AG/RR (Agricultural and Rural

Residential) to LDR (Low Density Residential) land use classification.

Staff Recomm. (Full): The subject property is within the Rural Area of the Growth Policy Plan which allows consideration of

low density residential development (densities of 1 to 3 dwelling units per acre) if certain criteria can be met, but no more than 3 du/ac. The LDR sector plan designation allows consideration of up to 5 du/ac, which is not consistent with the Growth Policy Plan. The current sector plan designation (AG/RR) allows consideration of density consistent with the policies adopted in the Growth Policy Plan. Staff is recommending denial of the sector plan amendment because the property meets the minimum criteria of the Growth Policy Plan to allow consideration of up to 3 du/ac, which is compatible with surrounding

development and zoning.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

1. The intersection of Black Rd. and N. Campbell Station Rd. has been improved.

2. Water and sewer utilities are available.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current sector plan designation (AG/RR) is appropriate for the subject property.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

1. No policies have changed since the adoption of the Northwest County Sector Plan in 2003.

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

1. The surrounding area has seen increased development of all use types, however, these have predominantly been in the nearby Planned Growth area for Knox County and the Urban Growth Boundary for the Town of Farragut.

State law regarding amendments of the general plan (which include 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:

- 1. 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.
- 2. 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: Denied Meeting Date: 10/8/2015

Details of Action:

Summary of Action: DENY the request to amend the Northwest County Sector Plan from AG/RR (Agricultural and Rural

1/5/2016 10:07 AM Page 2 of 3

Residential) to LDR (Low Density Residential) land use classification.

Date of Approval:Date of Denial:10/8/2015Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/16/2015 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/5/2016 10:07 AM Page 3 of 3