

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-E-19-SP **Related File Number:** 10-H-19-RZ
Application Filed: 8/21/2019 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Marietta Church Road, north side of Hardin Valley Road and Hickory Creek Road
Other Parcel Info.: This property is in the Hillside & Ridgeway Protection Area
Tax ID Number: 129 037 **Jurisdiction:** County
Size of Tract: 117 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 feet within a right-of-way width of 60 feet. Access is also via Hickory Creek Road, a minor arterial with a pavement width of 20 feet within a right-of-way width of 60 feet. Access is also along Marietta Church Road, a minor collector, with a pavement width of 19.9 feet within a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single Family Residential **Density:** 3.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural) / HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: The surrounding area consists primarily of a mix of recently developed single family residential subdivisions and large lot, agriculturally zoned properties. The area remains mostly rural, but is rapidly converting from agricultural, greenfield space into residential neighborhoods.

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

Street: 12140 Hardin Valley Road
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: N/A
Extension of Zone: Yes, LDR is adjacent to the property.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: A (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

Variations 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.): Adopt resolution #10-E-19-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) per attached resolution, Exhibit A.

Staff Recomm. (Full): Staff recommends LDR due to the increasing demand for housing in the Northwest County Sector because it has the fastest population growth rate in Knox County, due in part to the establishment of new schools and utilities in the community.

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 Hardin Valley portion of the Northwest County Sector is the fastest growing part of Knox County.

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

- 1. Utilities have expanded into this area and the West Knox Utility District is in the process of completing a new treatment facility to serve this growing population.
2. New schools have been established, including the recently opened Hardin Valley Middle School.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There was not an obvious or significant error or omission in the plan.

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

1. The population of Hardin Valley is the fastest growing part of Knox County, demand for housing has increased significantly, especially since new schools were established for the area.

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:

- 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: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: Adopt resolution #10-E-19-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) / HP (Hillside Protection) per attached resolution, Exhibit A.

Date of Approval: 10/10/2019

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: 11/18/2019

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: