

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 10-E-23-SP Related File Number: 10-E-23-PA
Application Filed: 8/22/2023 Date of Revision:
Applicant: MAPLE LANE HOMES LLC

PROPERTY INFORMATION

General Location: North side of Westridge Dr, west side of Gregg Ruth Way
Other Parcel Info.:
Tax ID Number: 106 N K 017.01 Jurisdiction: City
Size of Tract: 19345 square feet
Accessibility: Access is via Westridge Dr, a local road with a 25-ft pavement width within a 35-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest City Sector Plan Designation: CI (Civic and Institutional)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of a church, West Hills Elementary School, and single family residential homes with lots ranging from 15,000 sq. ft to 2 acres.

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

Street: 0 WESTRIDGE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes it is an extension.
History of Zoning: Rezoned from R-1A (Single Family Exclusive Residential) to R-1 (Single Family Residential) in 1999 (File # 7-T-1999). The property was designated LDR with most of the West Hills area in the 1980's.

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic and Institutional)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the sector plan amendment to LDR (Low Density Residential) because it is consistent with the conditions and development in the area.

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. This area is a well-established neighborhood. The subject property was owned by the church and was designated as Public/Quasi Public Land. The property recently sold, and the new owners are seeking low density residential, which is consistent with the surrounding properties.

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

1. There are no current plans to improve streets or utilities in the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current CI (Civic/Institutional) land use classification is not the result of an error, the LDR designation is an appropriate consideration at this location. The subject property and surrounding area is in the Urban Growth Boundary and is within a low density residential subdivision.

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

1. This is a well-established neighborhood, and the sector plan amendment is consistent with the surrounding development.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with the 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 a 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: 10/5/2023

Details of Action:

Summary of Action:

Approve the sector plan amendment to LDR (Low Density Residential) because it is consistent with the conditions and development in the area.

Date of Approval:

10/5/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/14/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/28/2023

Other Ordinance Number References: O-158-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: