

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 10-F-23-SP                      Related File Number: 9-J-23-RZ  
Application Filed: 8/23/2023                      Date of Revision:  
Applicant: BLACKMON CONSTRUCTION

## PROPERTY INFORMATION

General Location: Southeast side of E Emory Rd, northeast side of Thomas Ln  
Other Parcel Info.:  
Tax ID Number: 29 05701                      Jurisdiction: County  
Size of Tract: 2.27 acres  
Accessibility: Access is via Thomas Lane, a local road with a pavement width of 15 ft in a 35-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:    Density: up to 6 du/ac  
Sector Plan: North County                      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: E Emory Road consists of mostly large lots with detached dwellings, while side streets are developed with smaller lots in single family detached subdivisions. There are some multifamily developments scattered in the area.

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

Street: 4900 E EMORY RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac.  
Former Zoning: 5-K-23-RZ (5/12/2022)  
Requested Zoning: PR (Planned Residential) up to 6 du/ac  
Previous Requests:  
Extension of Zone: Yes, this is an extension of the PR zone.  
History of Zoning: Rezoned from A to PR up to 5 du/ac in June 2022 (Case # 5-K-22-RZ); an earlier request to rezone from A to PR up to 5 du/ac was withdrawn prior to Knox County Commission action (Case # 1-L-22-R).

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) / PR (Planned Residential) up to 5 du/ac, A (Agricultural)

Requested Plan Category: MDR (Medium 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.):** Deny the sector plan amendment to MDR (Medium Density Residential) because it does not meet the location criteria for MDR and is not consistent with development in the area.

**Staff Recomm. (Full):**

**Comments:** The subject property was recently platted to combine the smaller, A-zoned portion of the parcel with the larger PR-zoned portion of the parcel.

This is a request to rezone the entire parcel to PR with up to 6 du/ac with a plan amendment request to the MDR land use classification. Planning is recommending approval of a rezoning to a portion of the parcel only. This would make the zoning on the new parcel consistent, and would be consistent with surrounding zoning and with the sector plan's current LDR designation.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There has not been a change of conditions warranting an amendment to the MDR land use. There has been steady growth in the area with several properties being developed with attached and detached housing options, but it has been limited to a density of up to 5 du/ac.

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

1. A right-turn lane at the intersection of E. Emory Road and Thomas Lane was recently added to this subdivision. It has adequate site distance to increase safety at this intersection and support smoother traffic flow along E Emory Road.
2. The 2018 Mobility Plan has identified the stretch of E Emory Rd between Maynardville Pike and Tazewell Pike to be included in the TDOT road widening project. This is set to follow a reconfiguration of the I-75/Emory Road interchange to the west (horizon year 2026), which would become a "diverging diamond" shape to improve capacity and safety.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The LDR (Low Density Residential) land use designation is not the result of an error or omission in the sector plan.
2. The LDR land use classification allows up to 5 du/ac in the County's Planned Growth Areas.

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

1. There are no new trends in development, population, or traffic that warrant a plan amendment to the MDR land use classification.

ADDITIONAL CONSIDERATIONS

1. The subject property does not meet the location criteria for the MDR land use classification. The North County Sector Plan states that MDR should be located in a transitional area between commercial development and low density residential developments. There is commercial to the north and west, but not close enough to render this a transitional use in this location.

**Action:** Denied

**Meeting Date:** 10/5/2023

**Details of Action:**

**Summary of Action:** Deny the sector plan amendment to MDR (Medium Density Residential) because it does not meet the

location criteria for MDR and is not consistent with development in the area.

**Date of Approval:**

**Date of Denial:** 10/5/2023

**Postponements:**

**Date of Withdrawal:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**