



## **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:** Levan King Cranston

**Staff Recomm. (Abbr.):** Approve the Northwest City Sector Plan amendment to GC (General Commercial) & HP (Hillside Protection) for all of Parcel 31 and the southern portion of Parcel 31.01 as shown on Exhibit A, because it is a minor extension and is consistent with existing development that borders Oak Ridge Highway.

**Staff Recomm. (Full):**

**Comments:** Staff recommends retaining LDR (Low Density Residential) /HP (Hillside Protection) designation and A (Agricultural) zoning for the north portion of Parcel 31.01 due to its steeper slopes, and for the purpose of separating commercial and residential uses.

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 have been no changes to conditions to warrant amending the land use plan.

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

1. Oak Ridge Highway was widened in 2014 to a five-lane major arterial road. This upgraded facility can accommodate higher traffic volumes and therefore can better support commercial uses that border this road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. When the Northwest City Sector Plan was adopted in 2015, it did not recognize the existing CA zoning on the southern portion of Parcel 31 which had been in place since 1991.

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

1. Continued residential growth in the Northwest City Sector has generated demand for commercial uses to serve these new residents..

**Action:** Approved

**Meeting Date:** 10/14/2021

**Details of Action:**

**Summary of Action:** Approve the Northwest City Sector Plan amendment to GC (General Commercial) & HP (Hillside Protection) for all of Parcel 31 and the southern portion of Parcel 31.01 as shown on Exhibit A, because it is a minor extension and is consistent with existing development that borders Oak Ridge Highway.

**Date of Approval:** 10/14/2021

**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**Withdrawn prior to publication?:**  **Action Appealed?:**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:** 11/15/2021

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**