CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number:	10-G-21-SP
Application Filed:	8/25/2021
Applicant:	JAMMIE DAVIS

Related File Number: 10-J-21-RZ Date of Revision:

PROPERTY INFORMATION General Location: Northeast side of Oak Ridge Highway, northwest of Ridgeland Road and Raj Road intersection Other Parcel Info.: Tax ID Number: 79 K A 31 (PART OF) & 31.01 OTHER: (PART OF) Jurisdiction: County Size of Tract: 4.85 acres Accessibility: Access is via Oak Ridge Hwy a 4-lane major arterial road with 70-ft of pavement width within a 130-ft right-of-way. GENERAL LAND USE INFORMATION Existing Land Use: Agriculture/forestry/vacant

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Surrounding Land Use:			
Proposed Use:			Density:
Sector Plan:	Northwest City	Sector Plan Designation:	LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan:	Urban Growth Area		
Neighborhood Context:			ak Ridge Highway, a major arterial road. There is a dale Alternative School located nearby.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)	
ADDRESS/RIGHT-DE-WAY INFORMATION (Where annifcanie)	
ADDREGG/MOTT OF WAT IN ONMATION (Where applicable)	

Street:

0 Oak Ridge Hwy.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	CA (General Business)
Previous Requests:	3-C-90-RZ, 12-E-91-RZ & 6-K-99-RZ
Extension of Zone:	Yes, commercial zoning exists to the south and west.
History of Zoning:	None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)

Requested Plan Category: GC (General Commercial) & HP (Hillside Protection)

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 C	OMMISSION ACTION A	AND DISPOSITION	
Planner In Charge:	Levan King Crans	ston		
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.			
	these):		FROM GENERAL PLAN (May meet any one of ENDMENT OF THE LAND USE PLAN:	
			varrant amending the land use plan.	
	THE PLAN AND I 1. Oak Ridge Hig	MAKE DEVELOPMENT MORE F hway was widened in 2014 to a f	S OR UTILITIES THAT WERE NOT ANTICIPATED FEASIBLE: five-lane major arterial road. This upgraded facility efore can better support commercial uses that bord	
	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 RECOM OF THE ORIGINAL PLAN PROPOSAL: 1. Continued residential growth in the Northwest City Sector has generated demand for 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 publica	tion?: 🔲 Action Appealed?:	
	LEGISI	ATIVE ACTION AND D	ISPOSITION	
Legislative Body:	Knox County Con			
Date of Legislative Action:	11/15/2021	Date of Legis	slative Action, Second Reading:	
Ordinance Number:	Other Ordinance Number References:			

Disposition of Case, Second Reading:

Disposition of Case:

Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: