

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-G-23-SP      Related File Number: 10-L-23-RZ  
Application Filed: 8/23/2023      Date of Revision:  
Applicant: HOLSTON SPRINGS LLC

## PROPERTY INFORMATION

General Location: West side of McCubbins Rd, north side of Wooddale Church Rd  
Other Parcel Info.:  
Tax ID Number: 73 203 (PART OF)      Jurisdiction: County  
Size of Tract: 5 acres  
Accessibility: Access is via McCubbins Road, which is classified as a minor collector along the southern portion of the eastern lot line south of its intersection with Carter Mill Road and as a local road north of that intersection. It has 16-18 ft of pavement width within a 32-40-ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:      Density:  
Sector Plan: East County      Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: The area surrounding the site is primarily large parcels and single family residential homes. A commercial nursery is approximately 0.3 miles to the north.

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

Street: 733 MCCUBBINS RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 5 du/ac  
Former Zoning:  
Requested Zoning: OS (Open Space)  
Previous Requests:  
Extension of Zone: No this is not an extension.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

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

Requested Plan Category: RR (Rural Residential), 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 COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Naomi Hansen

Staff Recomm. (Abbr.): Approve the sector plan amendment to RR (Rural Residential) because it is consistent with the development in the area. The HP land use classification would remain intact.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Though there have been no major changes in this area in the last few decades, the location criteria for RR (Rural Residential) is met by this location because it is characterized by sites adjacent to agricultural areas.

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

1. There are no significant new roads or utilities.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The AG (Agricultural) land use designation is not the result of an error or omission in the sector plan.

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

1. The site was recently approved for a rural retreat. No other significant changes or trends have occurred in the near vicinity.

Action: Approved

Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to RR (Rural Residential) because it is consistent with the development in the area. The HP land use classification would remain intact.

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: Knox County Commission

Date of Legislative Action: 11/20/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: