# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 10-M-21-SP Related File Number: 10-S-21-RZ

Application Filed: 9/1/2021 Date of Revision:

Applicant: GRAHAM CORPORATION



#### PROPERTY INFORMATION

**General Location:** North side of Oak Ridge Highway, west of Weaver Road

Other Parcel Info.:

Tax ID Number: 78 13602 (PART OF) & 137 OTHER: (PART OF) Jurisdiction: County

Size of Tract: 29 acres

Accessibility: Access is via Oak Ridge Highway, a major arterial with a pavement width of 40-ft, within a right-of-way

width of 112-ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant, rural residential

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential) & SP (Stream Prote

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area of Oak Ridge Highway is primarily large agricultural lots, single family homes with a large

floodplain area.

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

Street: 7000 & 7038 Oak Ridge Hwy.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: A (Agricultural), PC (Planned Commercial) & OB (Office, Medical and Related Services)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: 11-I-85-RZ; 12-J-93-RZ

**Extension of Zone:** No, GC plan designation is not adjacent, however CA zoning is across the highway

History of Zoning: 11-I-85-RZ: A to CA and RB, approved for CA and A: 12-J-93-RZ: PC to OB

#### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SP (Stream Protection)

Requested Plan Category: GC (General Commercial) & SP (Stream Protection)

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### 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: Liz Albertson

Staff Recomm. (Abbr.): Approve a Northwest County Sector Plan amendment to MU-CC (Mixed Use Community Commercial)

and SP (Stream Protection) because of an error in the plan.

Staff Recomm. (Full):

Comments:

A portion of this property was rezoned to PC (Planned Commercial) in 1986 and a subsequent portion was rezoned to OB (Office, Medical and Related Services) zone in 1994. The 2003 Northwest County Sector Plan Update recognized this area as Mixed Use, which recommended a mix of office, commercial and residential zones. Though the Northwest County Sector Plan was updated in 2016, the existing commercial and office and residential zoning pattern for this stretch of the highway was not recognized and was replaced with the LDR (Low Density Residential) land use designation.

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 property is within 0.3 miles of the intersection of the commercial area at Oak Ridge Highway and Schaad Road. It was rezoned in 2017 to permit expansion of commercial at this node, in part because of the 2016 improvements on Oak Ridge Highway that begin at that intersection.
- 2. This area is also about 0.4 miles from MDR, MDR/O and HDR plan designations that can accommodate additional medium density residential growth in the future.

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

1. This property is within 0.3 miles of the Oak Ridge Highway/Western Avenue Project which was completed in 2016. The project widened the existing two lane roadway to a five-lane facility and includes a sidewalk between Schaad Road and I-640.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. The previous sector plan in 2003 recognized the mix of residential and non-residential zoning types of the area by providing a Mixed Use designation for this area.
- 2. This plan amendment to MU-CC accommodates an anticipated mix of residential and non-residential uses for this area and is within 0.3 miles of the intersection of a commercial node with major improvements that have been recently completed.

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

1. The MU-CC district permits consideration of a variety of residential and non-residential zones and uses. The growing demand for housing and designation of this property for MU-CC would allow consideration of future residential rezonings to a greater density than the current low density residential, agricultural uses/designations.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with 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 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.

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Action: Approved Meeting Date: 10/14/2021

**Details of Action:** 

Summary of Action: Approve a Northwest County Sector Plan amendment to MU-CC (Mixed Use Community Commercial)

and SP (Stream Protection) because of an error in the plan.

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: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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