

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-A-20-SP **Related File Number:** 11-C-20-RZ
Application Filed: 9/18/2020 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: West side of N. Campbell Station Road due North of Yarnell Road
Other Parcel Info.:
Tax ID Number: 117 01203 & 130AA00214 **Jurisdiction:** County
Size of Tract: 62.6 acres
Accessibility: Access is via N. Campbell Station Road, a minor arterial with a pavement width of 19.5 feet within a right-of-way width of 70 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** 3.15
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: The area consists primarily of agricultural and rural to low density residential uses.

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

Street: 1737 N. Campbell Station Rd. & 0 Long Farm Way Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: 10-R-06-RZA to PR up to 3 du/ac, 12-D-17-RZ: PR to A

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural) / HP (Hillside Protection)
Requested Plan Category: LDR (Low Density 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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RR (Rural Residential) designation because it is compatible with the surrounding development (Applicant requested LDR (Low Density Residential).

Staff Recomm. (Full):

Comments:

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 are no major changes warranting amendment of the land use plan.

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

1. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
2. Since the adoption of the Northwest County Sector Plan in 2016, a new middle school has been constructed and a new elementary school is planned for the sector.
3. The Hardin Valley Mobility Plan adopted in 2019 prioritized improvement projects in the Hardin Valley area and specified three options for long-term (6-10+ years) safety projects for N. Campbell Station Road, including; add shoulders or new connection and partial realignment. (See Exhibit C).
4. Medium term (3-5 years) safety projects at the intersection with Campbell Station and Yarnell Road are also recommended, including; a roundabout or a traffic signal (See Exhibit C).

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no significant errors or omissions in the plan.
2. This area is within the Rural Area of the Growth Policy Plan and adjacent to RA (Low Density Residential) zoning, which has a minimum lot size of 10,000 square feet if sewer is provided, and A (Agricultural) zoning which has a minimum lot size of one acre per dwelling unit.
3. The Rural Area of the Growth Policy Plan permits extensions of low density residential development (densities of 1 to 3 dwelling units per acre) limited to the following conditions: (a) the property must be zoned Planned Residential (PR); (b) provision of sanitary sewer and public water services; (c) connecting collector and arterial roads from the proposed development to the Urban Growth Boundary or Planned Growth Area which meet the standards of the Knox County Engineering and Public Works Department or its successor; and (d) a traffic impact analysis demonstrating to the satisfaction of the planning commission that the effect of the proposed and similar developments in the traffic analysis zone will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area.
4. Robert W. Jacks, P.E. with Ajax Engineering, LLC provided a Traffic Impact Letter (as required by the Growth Policy Plan) for the Catatoga Subdivision on behalf of HMM Development, Inc. on October 26, 2020 for review by Knox Planning and Knox County Public Works and Engineering staff.

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

1. The population of Knox County continues to grow as does the demand for additional housing opportunities.

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.

Action: Approved **Meeting Date:** 11/12/2020

Details of Action:

Summary of Action: Approve RR (Rural Residential) / HP (Hillside Protection) designation because it is compatible with the surrounding development (Applicant requested LDR (Low Density Residential)).

Date of Approval: 11/12/2020 **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: 12/21/2020 **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:**