

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 the sector plan amendment to MDR (Medium Density Residential) because it is a minor extension of an existing area zoned for medium density residential uses.

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. The subject property is adjacent to the Andes Road intersection improvements for the Schaad Road Project, providing additional capacity for the transportation network in this area.

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

1. The Schaad Road improvements will increase transportation network capacity and safety for this area, making additional residential development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The area was shown as NC (Neighborhood Commercial) in the 2016 Northwest County Sector plan update, however, this area has not built out as commercial, despite the existing CA (General Business) and I (Industrial) zoning at this node.

2. In 2016 the adjacent CA zoned area was built out with duplexes.

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

1. The MDR designation allows consideration of residential zone districts that could permit densities up to 12 dwelling units per acre in the Northwest County Sector Plan.

2. The existing zoning at this location is PR (Planned Residential) with a portion up to 7 du/ac and the majority of the site up to 5 du/ac, which would permit medium residential development currently.

3. The increased transportation network capacity provided by the Schaad Road improvements warrant reconsideration of the NC designation.

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: 2/10/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to MDR (Medium Density Residential) because it is a minor extension of an existing area zoned for medium density residential uses.

Date of Approval:

2/10/2022

Date of Denial:

Postponements: 11/10/2021

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/28/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: