# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-A-21-SP Related File Number: 11-C-21-RZ

Application Filed: 9/24/2021 Date of Revision:

Applicant: HUBER PROPERTIES



#### PROPERTY INFORMATION

**General Location:** West side of Andes Road, due north of Wisteria Way.

Other Parcel Info.:

Tax ID Number: 91 123 Jurisdiction: County

Size of Tract: 1.76 acres

Accessibility: Access is via Andes Road, a major collector with a pavement width of 20-ft within a right-of-way width

of 60-ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential

**Surrounding Land Use:** 

Proposed Use: Density: 12 du/ac

Sector Plan: Northwest County Sector Plan Designation: NC (Neighborhood Commercial)

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** This area is primarily a mix of medium density residential attached dwellings, surrounded by single

family residential on larger lots.

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

Street: 2115 Andes Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

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

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

**Previous Requests:** 

**Extension of Zone:** Yes, MDR and PR is adjacent

**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

Requested Plan Category: MDR (Medium Density Residential)

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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 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?:

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## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/28/2022 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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