

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-A-22-SP Related File Number: 11-D-22-RZ
Application Filed: 9/27/2022 Date of Revision:
Applicant: DAVID HUTCHINS

PROPERTY INFORMATION

General Location: West of Legg Lane, north of Millertown Pike
Other Parcel Info.:
Tax ID Number: 41 174 Jurisdiction: County
Size of Tract: 3.06 acres
Accessibility: Access is via Legg Lane, a local street with a 11-ft pavement width within a 20-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Density: 2 du/ac
Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This is a rural, wooded area comprised of farmland and single family homes on large lots.

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

Street: 3029 LEGG LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because the property meets the location criteria for RR and it is consistent with the Growth Policy Plan.

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 surrounding area has seen a moderate transition from farmland to residences over the past twenty years. The Ely Park subdivision in the Planned Growth Area to the south and the Chestnut Ridge subdivision in the Rural Area to the northwest of the subject property are in varied stages of completion. The proposed RR (Rural Residential) land use designation is consistent with surrounding conditions.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. Nearby residential developments point to an expansion of utility networks that may make development more feasible at the subject property.

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. However, RR may be considered in the Rural Area of the Growth Policy Plan as well.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
1. Although this area remains rural in character, there have been residential developments that warrant consideration of the RR land use designation.

Action: Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because the property meets the location criteria for RR and it is consistent with the Growth Policy Plan.

Date of Approval:

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: 12/19/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: