

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-A-23-SP **Related File Number:** 11-G-23-RZ
Application Filed: 9/25/2023 **Date of Revision:**
Applicant: SYNERGY GOLF GROUP, LLC AND RON WATKINS

PROPERTY INFORMATION

General Location: Northeast side of Gettysvue Dr, northeast of Polo Club Ln
Other Parcel Info.:
Tax ID Number: 144 B A 049 OTHER: 144CC02201 **Jurisdiction:** County
Size of Tract: 5.05 acres
Accessibility: Access is via Gettysvue Dr, a local road with a pavement width of 26 ft in a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Private Recreation
Surrounding Land Use:
Proposed Use: **Density:** 18 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** OS (Other Open Space), LDR (Low Density Resid)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the middle of the Gettysview development, adjacent to the Gettysvue County Club clubhouse.

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

Street: 913 GETTYSVUE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: Rezoned from A to PR in 1994 (6-O-94-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), OS (Other Open Space), HP (Hillside Protection)
Requested Plan Category: MDR/O (Medium Density Residential/Office), 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:

Mike Reynolds

Staff Recomm. (Abbr.):

Deny the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is inconsistent with the surrounding development and does not meet the location criteria for MDR/O.

Staff Recomm. (Full):

Comments:

The subject property is in the Gettysvue subdivision, a golf course community consisting primarily of single family houses and some house-scale attached residential structures. The subject property is immediately surrounded by single family houses, Gettysvue County Club clubhouse and parking lot, and the golf course. A sector plan amendment is required for the rezoning because the applicant proposes to increase the area where attached dwellings can be developed, to include the area of the existing tennis courts, and this expansion would increase the density beyond what is allowed by the current LDR (Low Density Residential) land use classification.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no significant changes in the area that warrant amending the sector plan.

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

1. There have been no significant infrastructure improvements to this area recently, and there are no capital improvements planned for this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the sector plan related to the subject property.

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

1. Residential construction started in the mid-1990's and the subdivision was largely built out by 2008. Individual houses have been incrementally built since.

OTHER CONSIDERATIONS:

1. The location criteria for the MDR/O land use classification states that it should be used in areas between commercial development and low density residential neighborhoods, on sites with less than 15% slopes, and along corridors to be served by transit or proposed by transit. This site does not meet these criteria. It is in the Hillside Protection area and has slopes above 15% and is within a residential neighborhood, so it is not located on a thoroughfare that could be served by transit.

Action:

Denied

Meeting Date: 11/9/2023

Details of Action:

Summary of Action:

Deny the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is inconsistent with the surrounding development and does not meet the location criteria for MDR/O.

Date of Approval:

Date of Denial: 11/9/2023

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

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: