

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 11-B-23-SP      **Related File Number:** 11-I-23-RZ  
**Application Filed:** 9/25/2023      **Date of Revision:**  
**Applicant:** NATURE'S BEST ORGANICS OF TN LLC/BRIAN DEVELOPMENT, LLC

### PROPERTY INFORMATION

**General Location:** North side of Joe Daniels Rd, northeast of Oak Ridge Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 76 009, 009.01    OTHER: 089 193 (PART OF)      **Jurisdiction:** County  
**Size of Tract:** 120.6 acres  
**Accessibility:** Access is via Joe Daniels Rd, a local street with 18 ft of pavement width and a right-of-way varying width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:** 3 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** RC (Rural Commercial), AG (Agricultural), HP (Hill)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** Joe Daniels Road is on the northeast side of the Oak Ridge Highway and Pellissippi Parkway intersection with scattered small and large lot residential. A commercial mulching facility is currently located on the subject property.

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

**Street:** 0 W EMORY RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), CR (Rural Commercial), PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, this is an extension of the RR sector plan and PR zone.  
**History of Zoning:** The majority of the property was rezoned from A to PC in the 1980's and rezoned back to A in pieces in the 1990's and early 2000's. Two small portions of the property were rezoned to CR in 2012 (4-C-12-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:** RC (Rural Commercial), RR (Rural Residential), 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:** Mike Reynolds

**Staff Recomm. (Abbr.):** Approve the RR (Rural Residential) land use classification because it is consistent with surrounding land use and trends in development. The HP (Hillside Protection) area will be retained.

**Staff Recomm. (Full):**

**Comments:** Nature’s Best Organics green waste collection and processing facility is located on the eastern portion of this property, on the south side of Copper Ridge. If the PR (Planned Residential) zone is approved as requested, the green waste facility will become a nonconforming use and must comply with Section 3.60. (Nonconforming uses.) of the Knox County Zoning Ordinance.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. The subject property currently has three sector plan designations: RR (Rural Residential) -- approx. 75.2 acres, RC (Rural Commercial) -- approx. 9.5 acres, and AG (Agricultural) -- approx. 109 acres. This sector plan amendment request for RR (Rural Residential) is only for the approx. 120.6 acres with the AG and RC sector plan designation.
- 2. The adjacent 67-acre property to the east was approved for RR (Rural Residential) in February 2023 (1-J-23-SP). The adjacent property has access to W. Emory Road.
- 3. Since the 1990s, there has been significant conversion of farmland to residential development southeast of the subject property along Oak Ridge Hwy and to the east along W. Emory Rd.
- 4. Much of the surrounding region, which is included in the Rural Area of the Growth Policy Plan, has the land use designation of RR (Rural Residential).
- 5. These conditions warrant consideration of RR on the subject property as a classification compatible with surrounding land uses.

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

- 1. The Tennessee Department of Transportation (TDOT) is in the early stages of developing plans to improve the Pellissippi Pkwy and Oak Ridge Hwy interchange to allow westbound traffic on Oak Ridge Hwy to go south on Pellissippi Pkwy. Currently, this westbound traffic must go north into Solway and make a U-turn to go south on Pellissippi Pkwy. There is no current timeframe for when these improvements will be completed.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. It is clear that RR (Rural Residential) is a common designation in this region and could have been considered instead of AG (Agricultural) for the subject property.

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

- 1. The adjacent property to the east received Concept Plan approval for a 143-lot residential subdivision in April 2023 (4-SC-23-C), and an 82-lot residential subdivision to the southeast was approved in May 2021 (4-SI-21-C). Substantial residential development in the area reflects a trend of increasing focus on residential infrastructure in this historically agrarian area.

**Action:** Approved

**Meeting Date:** 11/9/2023

**Details of Action:**

**Summary of Action:** Approve the RR (Rural Residential) land use classification because it is consistent with surrounding land use and trends in development. The HP (Hillside Protection) area will be retained.

**Date of Approval:** 11/9/2023      **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:** 12/18/2023      **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:**