

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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File Number: 11-D-15-SP      Related File Number: 11-I-15-RZ  
Application Filed: 9/28/2015      Date of Revision:  
Applicant: M & M PARTNERS

## PROPERTY INFORMATION

**General Location:** Northeast side Lovelace Rd., northwest side Hickory Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 129 PT. OF PARCEL 032    OTHER: MAP ON FILE AT MP    **Jurisdiction:** County  
**Size of Tract:** 19.5 acres  
**Accessibility:** Access is via Hickory Creek Rd., a minor collector street with 24' of pavement within 60' of right-of-way, and via Lovelace Rd., a local street with 18' of pavement within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision      **Density:** 4 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Ag/RR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The subject property is approximately 3 miles west of Hardin Valley Elementary School. This area is predominantly developed with agricultural and rural residential uses under the A zone, however, low density residential uses under PR zoning are being developed east of this site. The subdivision under construction on Hickory Creek Rd. to the east is zoned PR less than 2.8 du/ac and is being developed at this density. The subdivision at the corner of Hickory Creek Rd. and Hardin Valley Rd. (Covered Bridge) is zoned PR less than 1.8 du/ac and is developed at approximately 1.5 du/ac.

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

**Street:** 12531 Lovelace Rd  
**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:** None noted  
**Extension of Zone:** No  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

Current Plan Category: AG/RR (Agricultural/Rural Residential)

Requested Plan Category: LDR (Low Density Residential)

**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): DENY the request to amend the Northwest County Sector Plan from AG/RR (Agricultural and Rural Residential) to LDR (Low Density Residential) land use classification.

Staff Recomm. (Full): The subject property is within the Rural Area of the Growth Policy Plan which allows consideration of low density residential development (densities of 1 to 3 dwelling units per acre) if certain criteria can be met, but no more than 3 du/ac. The sector plan designation AG/RR (Agricultural/Rural Residential) allows densities consistent with the Growth Policy Plan. The requested LDR sector plan designation allows consideration of up to 5 du/ac, which is not consistent with the Growth Policy Plan. Staff is recommending denial of the sector plan amendment because the property meets the minimum criteria of the Growth Policy Plan to allow consideration of up to 3 du/ac and does not allow consideration above this which would require the sector plan amendment to LDR.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

1. Water and sewer utilities are available to this site. When the Growth Policy Plan was adopted in 2000, sewer service was not available.
2. The greater Hardin Valley area has seen substantial growth and continued development pressure since the Northwest County Sector Plan was last amended in 2003.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current sector plan designation (AG/RR) is appropriate for the subject property because it is located within the Rural Area of the Growth Policy Plan and a substantial distance from the Planned Growth Area boundary at Steele Road.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

1. Densities above 1 du/ac that align with the requirements of the Growth Policy Plan have been approved within close proximity to this site. However, if approved this site will be the furthest west along Hickory Creek Road to have density above 1 du/ac. When the Growth Policy Plan is amended in the future, this area should then be considered to be included within the Planned Growth Area.

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

1. The area to the east, particularly along Hardin Valley Road, has seen increased residential, office and commercial development, and new public schools. However, until the road infrastructure in the area is improved the residential development in the area of the subject site should continue to align with the requirements of the Rural Area of the Growth Policy Plan.

State law regarding amendments of the general plan (which include 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:

1. 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.

2. 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:** 11/12/2015

**Details of Action:**

**Summary of Action:** Adopt resolution #11-D-15-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential), and recommend the Knox County Commission also adopt the sector plan amendment.

**Date of Approval:** 11/12/2015

**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:** 12/21/2015

**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:**