

# 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-17-SP      **Related File Number:** 11-B-17-RZ  
**Application Filed:** 9/22/2017      **Date of Revision:**  
**Applicant:** KATHY PINKSTON

## PROPERTY INFORMATION

**General Location:** Northwest side Hickory Creek Rd., southwest of Graybeal Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 129 04706,04707&04709      **Jurisdiction:** County  
**Size of Tract:** 40.66 acres  
**Accessibility:** Access is via Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way, or Nora Mae Ln., a private street with varied pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and house  
**Surrounding Land Use:**  
**Proposed Use:** Residential development      **Density:** 5 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Agricultural  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The land uses in this area include agricultural and rural residential, under A zoning.

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

**Street:** 2127 Nora Mae 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:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural)  
**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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #11-D-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

The subject property is surrounded by Agricultural zoning and an Agricultural sector plan designation. However, because the property is connected to the Planned Growth Area with arterial streets and is a little over a half mile west from a developing subdivision, zoned PR at up to 3 du/ac, it is appropriate to amend the sector plan map to allow low density residential development on this property, as long as consistent with the policies of the Hillside and Ridgetop Protection Plan (HRPP) and the Growth Policy Plan, which allows for PR zoning at no more than 2 du/ac.

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:

No known improvements have been made recently to Hickory Creek Rd., but it has about 21' of pavement width and is classified as a minor arterial street. Hickory Creek Rd. is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes Agricultural uses for the site, consistent with the current A zoning and the Growth Plan designation as Rural Area.

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

One property within a mile to the east has been approved for low density residential uses and is developing with a subdivision. This proposal continues that trend to the extent allowable within the Rural Area on the Growth Policy Plan.

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

Development has been very limited within this Rural Area designated corridor along Hickory Creek Rd. The recommended zoning and density will keep this development more compatible with the trends in the area.

Action:

Approved

Meeting Date: 11/9/2017

Details of Action:

Summary of Action:

Adopt Resolution #11-D-17-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:

11/9/2017

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: 12/18/2017

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**