

Requested Plan Category: LDR (Low Density Residential), STPA (Stream Protection Area) & SLPA (Slope Protection Area)

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 #12-B-13-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential), SLPA and STPA and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is relatively flat, is in the Planned Growth Area on the Growth Policy Plan and is within about a mile from the Watt Rd./I-40 interchange.

Comments: The subject property is about 94 acres in size and is split into three tracts by Yarnell and Everett Roads. Hickory Creek traverses through the property. The area within the floodway may not be counted toward PR density. Staff estimates that about 7 acres of the site is within the F-zoned floodway for Hickory Creek, leaving about 87 acres that may be counted toward density. If maximizing the recommended density of 5 du/ac, this would allow for a total of 435 dwelling units to be proposed for development, subject to approval of a use on review development plan by MPC. The area surrounding Hickory Creek has been designated as a proposed future greenway corridor on the Knox County Parks and Greenways Plan. The developer will be expected to preserve a sufficient corridor along the entire length of the creek through the property to accommodate a future greenway. Also, easements should be established along Yarnell and Everett Roads to provide access to the established Farragut Greenway just south of I-40 along Everett Rd.

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 Everett or Yarnell Rds. Both streets are classified as major collectors and have at least 19' of pavement width. The site is located about one mile east of the Watt Rd./I-40 interchange via Everett Rd. and Watt Rd., making the site a suitable location for low density residential development, rather than the current proposal for agricultural and rural residential uses. West Knox Utility District has sanitary sewer utilities available in the area, but they may have to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes agricultural and rural residential uses for the site, consistent with the current Agricultural zoning. There are no errors or omissions in the plan, but the recommended LDR designation is appropriate because of the property's location at the intersection of two major collector streets within about a mile from an I-40 interchange.

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

Although the surrounding area is all zoned Agricultural, there are commercial uses within a mile to the west, zoned CB, as well as a large mulch sales facility adjacent to the site to the west, zoned Agricultural. Also, the site is located along the north side of I-40 with residential development on the opposite side of I-40, in the Town of Farragut along Everett Rd.

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

The property's location near residential development in Farragut and its proximity to an interstate interchange at an intersection of two major collector streets make it suitable for low density residential uses.

Action: Approved

Meeting Date: 12/12/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION #12-A-13-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential), SLPA and STPA and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Date of Approval: 12/12/2013

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: 1/27/2014

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: