CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-A-16-SP Related File Number: 12-B-16-RZ

Application Filed: 10/1/2016 **Date of Revision:**

Applicant: HOMESTEAD LAND HOLDINGS, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side N. Campbell Station Rd., west side Newcomb Ln.

Other Parcel Info.:

Tax ID Number: 130 09401,09402,09403,09404 OTHER: PORTION OF 1 Jurisdiction: County

Size of Tract: 12 acres

Access is via N. Campbell Station Rd., a minor arterial street with 19' of pavement width within 40' of

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land

Surrounding Land Use:

Proposed Use: Detached residential development Density: 3 du/ac

Sector Plan: Northwest County Sector Plan Designation: Ag

Growth Policy Plan: Urban Growth Area (Farragut)

Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A, PR, RA and

RB zoning.

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

Street: 1034 N Campbell Station 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: Yes, extension of LDR plan designation and PR zoning from the west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

Requested Plan Category: LDR (Low Density Residential)

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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-A-16-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): Low density residential use of this site is appropriate along N. Campbell Station Rd., which is classified

as a minor collector street. The requested density is compatible with surrounding zoning and

development in the area.

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 N. Campbell Station Rd., but it has about 19' of pavement width and is classified as a minor collector street. The street 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 and rural residential uses for the site, consistent with the current A zoning. This property is located within the Urban Growth Area of Farragut

and is in close proximity to other low density residential development.

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

IN CERTAIN AREAS:

This area of N. Campbell Station Rd. has been approved for low density residential uses both in Knox

County and the Town of Farragut. This proposal continues that trend.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

An LDR plan designation and PR zoning at 4 du/ac was approved to the west (Ridgeland) in 2006.

The requested plan amendment is similar to that approved plan amendment.

Action: Approved Meeting Date: 12/8/2016

Details of Action:

Summary of Action: Adopt Resolution #12-A-16-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: 12/8/2016 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: 1/23/2017 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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