

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-A-19-SP                      Related File Number: 12-A-19-RZ  
Application Filed: 10/4/2019                      Date of Revision:  
Applicant: JOSEPH AND REBECCA LONGMIRE

## PROPERTY INFORMATION

**General Location:** North side of E. Emory Road southeast of its intersection with Dan McBee Road  
**Other Parcel Info.:** 9901 E. Emory Rd. (015 004) is 0.86 acres; 9853 E. Emory Rd. (015 00401) is 0.68 acres  
**Tax ID Number:** 15 004 AND 00401                      **Jurisdiction:** County  
**Size of Tract:** 1.54 acres total  
**Accessibility:** E. Emory Road is a major arterial in this location. It has a pavement width of 17 feet and a right-of-way width of 40 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential; detached houses  
**Surrounding Land Use:**  
**Proposed Use:** The applicant would like to have these properties platted (they are currently only deeded)                      **Density:** 2 du/ac  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** A (Agricultural)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This is a rural area with large lots along both sides of E. Emory Road. The smaller lots in the area average 1.08 acres in size.

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

**Street:** 9901 E. Emory Road and 9853 E. Emory Road  
**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:** N/A  
**Extension of Zone:** No  
**History of Zoning:** None noted for this property

## PLAN INFORMATION (where applicable)

**Current Plan Category:** Single Family Residential and Agricultural/Forestry/Vacant

Requested Plan Category: Rural 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Deny the sector plan amendment request to amend this parcel's designation to Rural Residential because it is not in character with the surrounding Agricultural designation and there are no other similar land use designations nearby.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. There are no changes to conditions that would warrant amending the land use plan.

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

- 1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There have been no obvious or significant errors or omissions in the plan.

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

- 1. The development trend in the County is to subdivide large properties into smaller lots as areas around schools and/or utilities are in demand. The large lots along E. Emory Road (several consist of 20 acres or more) may be appropriate for smaller lot development based on utilities, topography, and other such considerations. However, amending these parcels would open this corridor for suburban development without looking at the area holistically to determine whether this would be a suitable path forward for the area. The corridor is worth investigating with the sector plan update, but amending the land use designation for a single rezoning request would not be appropriate.

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

- 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.
- 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: 1/9/2020

Details of Action: Adopt resolution 12-A-19-SP amending the Northeast County Sector Plan to LDR (Low Density Residential) due to the change of conditions in the development of the area and to be consistent with the existing development pattern.

Summary of Action: Adopt resolution 12-A-19-SP amending the Northeast County Sector Plan to LDR (Low Density Residential) due to the change of conditions in the development of the area and to be consistent with the existing development pattern.

Date of Approval: 1/9/2020

Date of Denial:

Postponements: 12/12/2019

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 4/27/2020

**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:**