

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-B-18-SP **Related File Number:** 12-C-18-RZ
Application Filed: 10/19/2018 **Date of Revision:**
Applicant: SMITHBILT HOMES LLC

PROPERTY INFORMATION

General Location: Northeast side of Karns Valley Dr, north of Byington Solway Rd, south of Oak Ridge Hwy
Other Parcel Info.:
Tax ID Number: 90 PART OF 091 **Jurisdiction:** County
Size of Tract: 59.31 acres
Accessibility: Access is via Karns Valley Drive a major arterial street with 50' of pavement width within 80' - 100' of right-of-way, or Garrison Drive, a minor collector street with 25' of pavement width within 50' - 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential (LDR) and BP-1 (Business)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is largely a mix of vacant, agricultural land and single family residential along the Beaver Creek floodplain. To the east and south are industrial zoned properties of Westbridge Business Park and Karns High School. The Northwest Sports Complex and Karns Senior Center are also within a half mile radius on the north side of Oak Ridge Highway.

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

Street: 9717 Garrison Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) and F (Floodway)
Previous Requests:
Extension of Zone: Yes, LDR is to the north, east and west.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: BP-1 (Business Park Type 1) and STPA (Stream Protection Area)

Requested Plan Category: LDR (Low Density Residential) and STPA (Stream 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): ADOPT RESOLUTION #12-B-18-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and STPA (Stream Protection Area) and recommend that Knox County Commission also adopt the sector plan amendment.(See attached resolution, Exhibit A)

Staff Recomm. (Full): The requested LDR (Low Density Residential) sector plan designation is recommended as an extension of the adjacent LDR designation from the north and west.

Comments: SECTOR PLAN AMENDMENT 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 additional streets or utilities improvements have been made in the area since the Northwest County Sector Plan was last updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The site is part of an LDR designated parcel that is part of the proposed development area, but was designated BP-1 as part of the Northwest County Sector Plan update in 2016. The section of the parcel to the south of the now closed section of Byington Solway Road should be incorporated into the adjacent LDR designated land.

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

Population growth in the Northwest County Sector continues to outpace other sectors of Knox County. Additional opportunities for residential development warrant reconsideration of the original plan proposal.

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:

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: 12/13/2018

Details of Action:

Summary of Action: ADOPT RESOLUTION #12-B-18-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and STPA (Stream Protection Area) and recommend that Knox County Commission also adopt the sector plan amendment.(See attached resolution, Exhibit A)

Date of Approval: 12/13/2018

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: 1/28/2019

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: