

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-B-21-SP Related File Number: 12-K-21-RZ
Application Filed: 11/1/2021 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: North side of Hickory Creek Road, west side of West Gallaher Ferry Road
Other Parcel Info.:
Tax ID Number: 129 035 **Jurisdiction:** County
Size of Tract: 23.8 acres
Accessibility: Access is via Hickory Creek Road, a minor arterial with a pavement width of 23-ft within a right-of-way of 60-ft. Access is also via West Gallaher Ferry Rd, a local street with a right-of-way of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** up to 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** A (Agricultural) & HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This part of Hardin Valley is largely comprised of large lot agricultural zoned properties that have been transitioning to single family residential neighborhoods in the last decade as sewer service has been extended into the area.

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

Street: 2205 West Gallaher Ferry 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:
Extension of Zone: Yes, PR (Planned Residential) is across the street.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: A (Agricultural) & HP (Hillside Protection)

Requested Plan Category: RR (Rural Residential) & HP (Hillside Protection)

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.):

Approve the Northwest County Sector Plan amendment to RR (Rural Residential) and HP (Hillside Protection) because it is consistent with the Growth Policy Plan.

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. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.

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

1. There have been no new road improvements in this area.

2. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school built for the Hardin Valley community by Knox County Schools. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.

3. While utility infrastructure does support additional residential growth in the area, the adopted Growth Policy Plan does not support residential densities greater than 3 du/ac, thus the Rural Residential is the maximum residential land use classification that staff can support at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding these parcels. The 2016 update of the Northwest County Sector Plan took into consideration that this area is within the Rural Area of the Growth Policy Plan, which is intended to remain rural through limiting residential density growth and development of commercial and industrial land uses.

2. The property is forested with some steep slopes and there are closed depressions visible on the topographical map for the property which may indicate the presence of sinkholes.

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

1. The Rural Residential land use classification allows consideration of additional residential density at this location up to 3 dwelling units per acre and the majority of the surrounding residential densities are within that range as well.

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: 12/9/2021

Details of Action:

Summary of Action: Approve the Northwest County Sector Plan amendment to RR (Rural Residential) and HP (Hillside Protection) because it is consistent with the Growth Policy Plan.

Date of Approval: 12/9/2021

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: 1/24/2022

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: