

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-B-22-SP                      Related File Number: 12-J-22-RZ  
Application Filed: 10/24/2022              Date of Revision:  
Applicant: BO CROSS

## PROPERTY INFORMATION

General Location: North of N Campbell Station Rd, west of Campbell Park Ln  
Other Parcel Info.:  
Tax ID Number: 130 088                      Jurisdiction: County  
Size of Tract: 0.97 acres  
Accessibility: Access is via N Campbell Station Rd, a minor arterial with a 20-ft pavement width within a 88-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: Northwest County              Sector Plan Designation: AG (Agricultural)  
Growth Policy Plan: Farragut Urban Growth Boundary  
Neighborhood Context: The area is adjacent to the Town of Farragut and is comprised of mostly single family residential neighborhoods, with limited attached residential uses. A few large agricultural tracts still exist in the area as well.

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

Street: 1100 N CAMPBELL STATION RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)  
Former Zoning:  
Requested Zoning: RA (Low Density Residential)  
Previous Requests:  
Extension of Zone: Yes, LDR is adjacent.  
History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

Requested Plan Category: LDR (Low Density 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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the sector plan amendment to LDR (Low Density Residential) because it is consistent with the development in the area.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Since the last sector plan update in 2016, new developments have been built on abutting properties as a result of sector plan amendments/rezonings to the east (3-C-19-SP / 3-I-19-RZ) and (4-G-17-SP / 4-H-17-RZ) to the west.

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

1. Since the adoption of the 2016 sector plan amendment, sector plan amendments and rezonings have occurred to accommodate the adjacent residential development that relies on utility infrastructure.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. LDR could have been considered for this parcel during the last sector plan update since adjacent residential development had been recently approved.

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

1. There are plans for widening N Campbell Station Rd a minor arterial street within the next decade.  
2. Population growth in the Northwest County Sector continues to be higher than other parts of Knox County and warrants reconsideration of the original plan proposal for this area to allow more opportunities for increased density.

Action:

Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to LDR (Low Density Residential) because it is consistent with the development in the area.

Date of Approval:

12/8/2022

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: 1/23/2023

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:**