CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-C-22-SP Related File Number: 12-N-22-RZ

Application Filed: 10/25/2022 Date of Revision:

Applicant: DANIEL LEVY



PROPERTY INFORMATION

General Location: South side of Middlebrook Pk, west of N Cedar Bluff Rd, east of Countryside Center Ln

Other Parcel Info.:

Tax ID Number: 104 213.01 OTHER: 105 047 Jurisdiction: County

Size of Tract: 11.04 acres

Access is via Middlebrook Pike, a major arterial with a 95-ft pavement width within a 112-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use: Density: 12 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This is a residential area among forested hillsides along a major arterial. There are single family

residential lots and subdivisions as well as apartments. There is a commercial node within a quarter

mile to the west.

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

Street: 9502 MIDDLEBROOK PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential) up to 4 du/ac

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: Yes

History of Zoning: 5-E-98-RZ: A to PR up to 5 du/ac (withdrawn); 1-M-01-RZ: A to PR up to 4 du/ac

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

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Requested Plan Category: MDR (Medium Density 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside

Protection) because it is consistent with development in the area and location criteria for the MDR

designation.

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 have been significant developments around the subject property that warrant consideration of the MDR (Medium Density Residential) classification. In 2007, Middlebrook Pike was expanded from a two-lane street to a four-lane major arterial with medians, turn lanes and sidewalks on both sides. Around the same time, properties along Middlebrook Pike a quarter mile to the west were developed into service-oriented commercial establishments including a large grocery store and several restaurants. This new community commercial node is walking distance from the subject property.

2. In 2008, the Walden Legacy apartment community was built adjacent to the subject property after it was granted the MDR land use designation. The request for MDR on the subject property would be a minor extension of this classification and serve as a transition between commercial development to the west and low density residential neighborhoods to the north, south and east.

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

- 1. As stated, this section of Middlebrook Pike has been significantly upgraded to increase traffic capacity and promote pedestrian connectivity. The nearby commercial node is easily accessible on foot. This transportation infrastructure makes medium density residential development practicable at the subject property.
- 2. The subject property has access to water and sewer utilities that could support more intensive residential uses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR (Low Density Residential) designation is not the result of an error or omission. However, the Northwest County Sector Plan could have considered a minor extension of MDR at this location in light of recent transportation and commercial developments.

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

1. In addition to the apartments adjoining the subject property, an attached residential neighborhood with a density of 10 du/ac was approved in 2020 behind the commercial node southwest of Middlebrook Pike. This points to a trend of denser residential uses along this section of the corridor near commercial services.

Action: Approved Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside

Protection) because it is consistent with development in the area and location criteria for the MDR

designation.

Date of Approval: 12/8/2022 Date of Denial: Postponements:

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Date of Withdrawal:	Withdrawn prior to publication?:	Action Appealed?:

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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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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