

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-D-22-SP

Related File Number: 12-A-22-RZ

Application Filed: 10/27/2022

Date of Revision:

Applicant: JOHN BOLTON

PROPERTY INFORMATION

General Location: Southeast side of Ridgeview Rd, southwest of Wise Springs Rd

Other Parcel Info.:

Tax ID Number: 30 15201,15307,15308

Jurisdiction: County

Size of Tract: 9.6 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential

Surrounding Land Use:

Proposed Use:

Density: 2 du/ac

Sector Plan: Northeast County

Sector Plan Designation: AG (Agricultural), HP (Hillside Protection)

Growth Policy Plan: Rural Area

Neighborhood Context: This a rural, agricultural area with steep forested slopes and some single family residential dwellings on lots mostly an acre in size or larger.

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

Street: 0 RIDGEVIEW 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: No

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)

Requested Plan Category: HP (Hillside Protection);RR (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: Liz Albertson

Staff Recomm. (Abbr.): Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because it is consistent with the surrounding development.

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. Though there have been no major changes in this area in the last few decades, the location criteria for RR (Rural Residential) is met by this location because it is characterized by very low density residential land uses, in a rural area and has some steep slope topography.

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

1. There have not been significant new roads in this area, however, the development intensity recommended under the RR land use classification is very similar to the existing AG classification, both of which are mean for areas of very low residential densities and agricultural land.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There isn't a significant error or omission in the plan.

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

1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for housing and this plan amendment could enable additional opportunities for additional residential development.

Action: Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because it is consistent with the surrounding development.

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: