

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 2-A-17-SP                      Related File Number: 2-A-17-RZ  
Application Filed: 12/16/2016              Date of Revision:  
Applicant: SOUTHEAST COMMERCIAL, LLC

## PROPERTY INFORMATION

General Location: Northeast side Zion Ln., northwest of Ball Rd.  
Other Parcel Info.:  
Tax ID Number: 91 042                      Jurisdiction: County  
Size of Tract: 4.27 acres  
Accessibility: Access is via Zion Ln., a local street with 17' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Addiction treatment facility                      Density:  
Sector Plan: Northwest County              Sector Plan Designation: LDR  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area is developed with agricultural, rural and low density residential uses under A, RA, RB and PR zoning.

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

Street: 3430 Zion Ln  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning: OB (Office, Medical, and Related Services)  
Previous Requests: 5-C-12-RZ (rezoned A to PR)  
Extension of Zone: No  
History of Zoning: Property was rezoned PR in 2012 (5-C-12-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)  
Requested Plan Category: O (Office)

**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: Michael Brusseau

Staff Recomm. (Abbr.): DENY O (Office) sector plan designation.

Staff Recomm. (Full): Approval of office uses for this site would be a spot plan amendment in an area surrounded by low density residential uses. All properties in the immediate area are developed and zoned for low density residential uses only. The current LDR designation is appropriate for this property and should be maintained.

Comments: SECTOR PLAN 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:

The only access to this site is from Zion Ln., which terminates at bottom of the steep ridgeline of Beaver Ridge. No new roads or utilities are planned for this area to make it suitable for greater than low density residential land use intensity.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

No obvious or significant errors or omissions in the recently adopted Northwest County Sector Plan are identifiable. This property is appropriately designated for low density residential uses only.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no change in public/government policy that warrants the requested amendment to the sector plan.

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

Growth in this area is not expected because of the designation of low density residential along the north side of Ball Rd. A mix of uses is planned between Ball Rd. and Ball Camp Pike, through which the Schaad Rd. extension is included as part of the Northwest County Sector Plan.

Action: Withdrawn

Meeting Date: 5/10/2018

Details of Action:

Summary of Action: Withdraw

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 5/10/2018

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**