

Requested Plan Category: LDR (Low 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: Whitney Warner

Staff Recomm. (Abbr.): Approve the RR (Rural Residential) land use classification because is consistent with the surrounding area. The HP (Hillside Protection) area would be retained.

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. This area has been transitioning from the A (Agricultural) zone to the PR (Planned Residential) zone with densities ranging from 1 to 4 du/ac since 2011.

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

1. There are plans to widen and realign Campbell Station Road from I-40 to Hardin Valley Road, improving the intersection with I-40. According to the 2045 Mobility Plan, the horizon year for this project is 2030.

2. This section of Black Rd was widened to 18 ft approximately 7 years ago when the development across the street was added.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no error or omission in the plan; however, RR could have been considered for this parcel during the last sector plan update since a few residential developments had been recently approved following rezonings of those properties. The requested LDR classification is not compatible with the property's location within the Rural Area boundary of the Growth Policy Plan. However, in the Northwest County Sector Plan, the RR land use classification allows consideration up to 3 du/ac when certain criteria are met. Staff recommends approval of the RR land use classification because it is compatible with the Growth Policy Plan and allows the density the applicant is seeking.

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

1. The growth trend in the area continues to be agricultural land being developed into low density residential subdivisions.

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: 2/8/2024

Details of Action:

Summary of Action: Approve the RR (Rural Residential) land use classification because is consistent with the surrounding area. The HP (Hillside Protection) area would be retained.

Date of Approval: 2/8/2024

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: 3/25/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: