# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-A-24-SP Related File Number: 2-D-24-RZ

Application Filed: 12/19/2023 Date of Revision:

Applicant: JUSTIN BREINER



### PROPERTY INFORMATION

General Location: Black Rd and Ridgeland Dr

Other Parcel Info.:

Tax ID Number: 130 058.05, 058.10 Jurisdiction: County

Size of Tract: 9.94 acres

Access is via Black Rd, a minor collector street with a pavement width of 18 ft within a right-of-way of

60 ft

#### GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential

**Surrounding Land Use:** 

Proposed Use: Density: up to 2.99 du/ac

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

Growth Policy Plan: Rural Area

Neighborhood Context: The area just outside of the Town of Farragut and is comprised of mostly single family residential

neighborhoods and limited attached residential uses. A few large agricultural tracts still exist in the

area as well.

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

Street: 11912 BLACK 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, but it is abutting 3 different Planned Residential zones of higher and lower densities.

**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

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

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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 ANTICPATED 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 SIGNIFCANT 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 ORGINAL 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:

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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	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:

**Effective Date of Ordinance:** 

Amendments:

Date of Legislative Appeal:

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