

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 2-B-24-SP Related File Number: 2-E-24-RZ
Application Filed: 12/19/2023 Date of Revision:
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: Northeast side of West Gallaher Ferry Rd, north of Hickory Creek Rd
Other Parcel Info.:
Tax ID Number: 116 020 Jurisdiction: County
Size of Tract: 112.22 acres
Accessibility: Access is via West Gallaher Ferry Road, a local street with an 18-ft pavement width within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Right of Way/Open Space
Surrounding Land Use:
Proposed Use: Density: 2 du/ac
Sector Plan: Northwest County Sector Plan Designation: AG (Agricultural), HP (Hillside Protection), SP (Stream Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area along West Gallaher Ferry Road is heavily wooded with steep slopes and sparse, single-family homes on multi-acre lots.

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

Street: 2600 WEST GALLAHER FERRY 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: Yes, this is a minor extension of the RR land use classification. There is also PR zoning with a density of 1.8 du/ac adjacent to the southeast.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

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

Requested Plan Category: RR (Rural Residential), HP (Hillside Protection), SP (Stream 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 RR (Rural Residential) land use classification because the property is consistent with the intent and location criteria of the classification. The HP (Hillside Protection) and SP (Stream Protection) areas 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. The Hardin Valley area where the subject property is located has experienced significant residential growth over the past 20 years. However, most properties along West Gallaher Ferry Road have remained rural in character with sparse, single-family residences situated among densely forested steep slopes.
2. There is a residential subdivision adjacent to the subject parcel to the southeast that accesses a different street network and obtained the LDR (Low Density Residential) land use classification in 2005, despite staff's recommendation to deny the request (6-B-05-SP). However, when the current sector plan was adopted in 2016, this property's land use classification was converted to RR (Rural Residential), reflecting ongoing community desire to maintain the rural character of this area.
3. The applicant is requesting the RR classification, which is a minor extension of this land use from the southeast.

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

1. West Gallaher Ferry Road is a narrow, local street that terminates at Clinch River to the northwest. There have been no significant upgrades to this street or utility infrastructure in the area, and no improvements are planned at this time.
2. The properties along this local street have water access, but the West Knox Sewer district has not expanded sanitary sewer service to this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The requested RR (Rural Residential) land use classification is intended for very low density and conservation/cluster housing subdivisions in rural forested areas, especially on moderate and steep slopes. The property's current AG (Agricultural) land use classification is designed for farmland where the soil quality is best for agriculture.
2. Although the AG land use here is not necessarily the result of an error or omission in the sector plan, the RR land use classification more closely aligns with the environmental conditions and low density residential uses of surrounding properties. It does not appear that the subject property has ever been utilized for agricultural purposes, as it is entirely comprised of undisturbed forest.

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

1. There is a development trend in the Hardin Valley area of establishing new residential subdivisions on former agricultural properties. The population has increased significantly over the past twenty years. The RR land use classification is consistent with this ongoing trend towards residential land use, while also limiting density to maintain the rural character of the property's surrounding environment.

Action:

Approved

Meeting Date: 3/7/2024

Details of Action:

Summary of Action:

Approve the RR (Rural Residential) land use classification because the property is consistent with the

intent and location criteria of the classification. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained.

Date of Approval: 3/7/2024

Date of Denial:

Postponements: 2/8/2024

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/22/2024

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: