

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 2-C-24-SP Related File Number: 2-F-24-RZ
Application Filed: 12/21/2023 Date of Revision:
Applicant: MILLSTONE VENTURES LLC

PROPERTY INFORMATION

General Location: North side of Outlet Dr, east of Snyder Rd
Other Parcel Info.:
Tax ID Number: 130 175 Jurisdiction: County
Size of Tract: 18.07 acres
Accessibility: Access is via Outlet Dr, a major collector with a pavement width of 45 ft and a center turn lane within a right-of-way of 86 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Northwest County Plan Designation: MDR (Medium Density Residential), HP (Hillside Protection)
Growth Policy Plan: Farragut Urban Growth Boundary
Neighborhood Context: This area just north of I-40 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd. The Town of Farragut abuts to the south.

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

Street: 11471 OUTLET DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 du/ac
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

Requested Plan Category: MDR/O (Medium Density Residential/Office), 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.): Deny the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is not warranted with the current PR (Planned Residential) up to 12 du/ac zoning. 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. The adjacent property to the west was rezoned in 2015. The applicant had requested PR with a density of 18 du/ac with a plan amendment to the HDR (High Density Residential) land use classification. Planning recommended approval of the PR zone with up to 12 du/ac, and denial of the HDR land use class because the property did not meet the General Plan criteria for that level of density, the requested density was out of character with the surrounding area, and the applicant had reasonable use of the land under the MDR land use classification. The staff report cited that the request did not meet any of the criteria for a plan amendment. However, the requested HDR land use was approved, along with the PR zone with up to 18 du/ac. Staff does not find a change in condition that warrants a change in our recommendation for this area.

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

1. The Outlet Drive to Snyder Road extension has been completed in 2011 to further promote the commercial development in the community. Outlet Drive is a major collector street that connects Lovell Rd to N Campbell Station Rd just north of I-40. There is a greenway along the northside of Outlet Drive and a sidewalk along the southside. This infrastructure makes medium density appropriate at this location. Densities more than 12 du/ac would be out of character with the immediate area and this site lacks access to transit.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There doesn't appear to be an obvious or significant error or omission in the plan. This site is between HDR to the west and LDR to the east, which makes the MDR land use classification appropriate as it provides a transition between HDR and LDR land uses. MDR/O is slightly more intensive than MDR as it allows more uses and densities higher than 12 du/ac, which are not appropriate at this location.

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

1. There are no trends that warrant reconsideration of the original plan proposal.

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: 3/7/2024

Details of Action:

Summary of Action:

Date of Approval:

Date of Withdrawal:

Approve the Sector Plan Amendment to the MDR/O (Medium Density Residential/Office) land use classification because of changing conditions in the area. The HP (Hillside Protection) area would be retained.

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3/7/2024

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Date of Denial:

Postponements:

2/8/2024

Withdrawn prior to publication?: ☐

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Knox County Commission

4/22/2024

Approved

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: