

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 2-E-24-SP Related File Number: 2-J-24-RZ
Application Filed: 12/27/2023 Date of Revision: 1/22/2024
Applicant: SMITHBILT HOMES

PROPERTY INFORMATION

General Location: West side of Roberts Rd, north of Washington Pike
Other Parcel Info.:
Tax ID Number: 22 00514 Jurisdiction: County
Size of Tract: 74.73 acres
Accessibility: Access is via Roberts Rd, a major collector street with a pavement width of 20 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density: 3 du/ac
Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: The area is primarily characterized by farmlands and rural residential uses. There is a single-family subdivision south of the property and a TVA power station to the west. The property is approximately 0.35 miles north of a minor commercial node at the intersection of Roberts Road and Washington Pike.

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

Street: 6701 ROBERTS 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 PR zone from the south. However, this is not an extension of the LDR plan designation.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

Requested Plan Category: LDR (Low Density Residential)

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: Samiul Haque

Staff Recomm. (Abbr.): Deny the LDR (Low Density Residential) land use classifications because it would be out of character with the surrounding agricultural and rural residential area.

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. There have been no recent changes in the area that warrant an amendment to the sector plan.
2. There are no other properties in the vicinity with the LDR classification. The requested land use will be out of character with the surrounding area which has the AG (Agricultural) classification.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the sector plan with regards to the requested LDR classification here.
2. The adjacent residential development to the south, Mari-Ben Acres Subdivision, was approved for a sector plan amendment from AG/RR to LDR in 2002 (3-A-02-SP), though Planning staff had recommended denial. That property was reclassified as AG in a later sector plan update.
3. If a sector plan amendment were to be approved, staff recommends approval of the RR (Rural Residential) land use classification since this would be supported by the Growth Policy Plan. However, the Northeast County Sector Plan recommends a density of 1 du/ac for the RR classification, so an amendment to the RR classification will not grant any higher density than the present AG classification.

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

1. The area is mostly characterized by farmlands and rural residential uses. Over the last 20 years, several agricultural/vacant lands have been transformed into low density residential uses. However, those developments have been consistent with the current AG classification and the development pattern does not warrant reconsideration of the sector plan to the LDR land use classification.

OTHER CONSIDERATIONS:

1. The requested LDR classification is not compatible with the property's location within the Rural Area boundary of the Growth Policy Plan.
2. An amendment to either of the LDR or RR classification could be considered a 'spot' amendment for this location. If a sector plan amendment is contemplated in this vicinity, a larger area should be considered.

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: Approve the RR (Rural Residential) land use classification because it is in character with the surrounding agricultural and rural residential area.

Summary of Action: Approve the RR (Rural Residential) land use classification because it is in character with the surrounding agricultural and rural residential area.

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 **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: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**