

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-A-17-SP Related File Number: 3-D-17-RZ
Application Filed: 1/17/2017 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., west of Steele Rd.
Other Parcel Info.:
Tax ID Number: 117 00601 Jurisdiction: County
Size of Tract: 15.18 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 22' of pavement width within 90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density: 4 du/ac
Sector Plan: Northwest County Sector Plan Designation: RR
Growth Policy Plan: Rural Area
Neighborhood Context: This property is located just west of Steele Rd. and the Hardin Valley Schools in an area developed with agricultural and rural to low density residential uses under A, PR and RA.

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

Street: 11521 Hardin Valley 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: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential)
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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #3-A-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

The subject property is located in close proximity to the Hardin Valley Schools and is adjacent to the Planned Growth Area in an area where utilities are available. It is appropriate to amend the sector plan map to allow consideration of low density residential development at this location.

Comments:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No known improvements have been made recently to this section of Hardin Valley Rd., but it has about 22' of pavement width and is classified as a minor arterial street. The street is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural and rural residential uses for the site, consistent with the current A zoning. This property is adjacent to the Planned Growth Area of the Growth Policy Plan map and is in near proximity to other low density residential development.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Properties all along Hardin Valley Rd. have been approved for low density residential uses. This proposal continues that trend.

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

Other developments along Hardin Valley Rd. have been approved for PR zoning in the low density residential density range, both inside and outside of the Planned Growth Area. This proposal continues that development trend.

Action:

Approved

Meeting Date: 3/9/2017

Details of Action:

Summary of Action:

Adopt Resolution #3-A-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval:

3/9/2017

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:

4/24/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: