

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-A-20-SP **Related File Number:**
Application Filed: 1/23/2020 **Date of Revision:**
Applicant: GERALD GREEN KNOXVILLE-KNOX COUNTY PLANNING

PROPERTY INFORMATION

General Location: East side of Gettysvue Dr., north of Polo Club Ln.
Other Parcel Info.: This sector plan amendment is initiated by Knoxville-Knox County Planning to correct an error on Map 144
Tax ID Number: 144 B A 049 **Jurisdiction:** County
Size of Tract: 3.9 acres
Accessibility: Access is via Gettysvue Drive, a local street, with a pavement width of 28 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Private recreation
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** OS (Open Space)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located within the larger Gettysvue residential development. Uses in Gettysvue presently consist of attached and detached single family dwellings, multi-family dwellings, a golf course, clubhouse with parking lot, swimming and tennis facilities.

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

Street: 913 Gettysvue Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, LDR is adjacent to the north and west
History of Zoning: 6-O-94-RZ: A and F to PR and F

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)

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: Liz Albertson

Staff Recomm. (Abbr.): Adopt resolution #3-A-20-SP amending the Southwest County Sector Plan to LDR (Low Density Residential) because of a staff error when the Southwest County Sector Plan was comprehensively updated in 2005 per attached resolution, Exhibit A.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. There are no major changes 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:

- 1. There are no new roads or utilities that make development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. A staff error occurred during the update of the Southwest County Sector Plan in 2005 that continued through the 2016 update.
- 2. In 1994, when the property was rezoned to PR up to 3 du/ac for the initial development of the Gettysvuc community, this 3.9 acre property was part of the overall 272 acre area that was shown to be rezoned from A (Agriculture) and F (Floodway).
- 3. During consideration of the rezoning in 1994, the area was shown as part of the LDR (Low Density Residential) land use classification.
- 4. The existing residential development potential for the property based on the PR zoning has existed since 1994.
- 5. Two previous lapsed use on review applications were approved for attached residential development in 1999 and 2003 for this 3.9 acre tract.

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

- 1. The population of the Southwest County Sector continues to grow, warranting reconsideration of the land use classification for this area and correction of the staff error.
- 2. The Southwest County and Northwest County Sectors have the largest number of residents over the age of 60 and a variety of housing types are needed to accommodate this segment of the population.

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:

Action: Approved

Meeting Date: 3/12/2020

Details of Action:

Summary of Action: Adopt resolution #3-A-20-SP amending the Southwest County Sector Plan to LDR (Low Density Residential) because of a staff error when the Southwest County Sector Plan was comprehensively updated in 2005 per attached resolution, Exhibit A.

Date of Approval: 3/12/2020

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: 4/27/2020

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: