

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 3-A-23-SP

Related File Number: 3-M-23-RZ

Application Filed: 1/24/2023

Date of Revision:

Applicant: TRAVIS YATES

## PROPERTY INFORMATION

**General Location:** South side of W Governor John Sevier Hwy, east of South Point Rd, west of Mountain Grove Dr

**Other Parcel Info.:**

**Tax ID Number:** 137 254.03 (PART OF)

**Jurisdiction:** County

**Size of Tract:** 11 acres

**Accessibility:** Access is via W Govenenor John Sevier Hwy, a major arterial with a pavement width of 46-ft within a right-of-way width of 112-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land

**Surrounding Land Use:**

**Proposed Use:**

**Density:** 7 du/ac

**Sector Plan:** South County

**Sector Plan Designation:** LDR (Low Density Residential), GC (General Com

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is primarily agricultural with large lot single family residential and is near a commerical node.

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

**Street:** 400 W GOVERNOR JOHN SEVIER HWY

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CB(k) (Business and Manufacturing)

**Former Zoning:** A (Agricultural)

**Requested Zoning:** PR (Planned Residential)

**Previous Requests:**

**Extension of Zone:** Yes, the MDR land use class is adjacent to the north and the rear of this parcel (not included in this request) is zoned PR with up to 3 du/ac.

**History of Zoning:** In 2005, this site was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (9-B-05-RZ). In 2006, the site was rezoned from PR (Planned Residential) up to 3 du/ac to CB (Business & Manufacturing) with one condition (11-M-06-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial), HP (Hillside Protection)

Requested Plan Category: MDR (Medium Density Residential)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variations 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.): Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because it is consistent with the development in the 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. The property adjacent to the east received a sector plan amendment to MDR and was rezoned to PR at 18 du/ac in 2022.
- 2. The property is within .5 mile of a large commercial development that has been building out since 2007.

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

- 1. This section of John Sevier Hwy has undergone road improvements including the addition of a center turn lane in 2009.

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 because the property has been zoned PR at 3 du/ac prior to this request to rezone to PR (Planned Residential) at 7 du/ac, however, this area also meets the location criteria for MDR (Medium Density Residential) land use classification.

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

- 1. PR up to 18 du/ac is adjacent to this property. This property is along W Governor John Sevier Hwy, which is a major arterial and within .5 miles of a KAT bus stop.

Action: Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) the development in the area.

Date of Approval: 3/9/2023

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: 4/24/2023

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:**