

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-B-21-SP Related File Number: 3-F-21-RZ
Application Filed: 1/28/2021 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Northeast side of N. Campbell Station Rd., southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 117 02101 **Jurisdiction:** County
Size of Tract: 60.98 acres
Accessibility: Access is via Campbell Station Rd is a minor arterial with a pavement width of 21 feet within a right of way width of 70 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural) HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily agricultural, vacant, forested and steep sloped land with two single family residential neighborhoods with densities between 3.9 and 2.5 dwelling units per acre.

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

Street: 0 N. Campbell Station 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, adjacent to LDR (Low Density Residential) to the north
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural) / HP (Hillside and Ridgetop Protection)
Requested Plan Category: LDR (Low Density Residential) / HP (Hillside and Ridgetop 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: Liz Albertson

Staff Recomm. (Abbr.): Approve a Northwest County Sector Plan amendment to Rural Residential because it consistent with the slope analysis and the Growth Policy Plan.

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. This area has been trending towards PR zoning. Steele Landing, an adjacent development, but with frontage on Hardin Valley Road, was rezoned to PR with up to 4.4 du/ac in 2019 (Case # 8-O-19-RZ). Another neighboring PR development, across N. Campbell Station Road was approved for up to 2.7 du/ac in 2016 (Case # 5-C-16-RZ).

1. Market pressure for additional residential housing and the expansion of community facilities, such as schools and parks, continue to push the utilities into areas of the Northwest County Sector that have previously had limited infrastructure.

2. This parcel is within the Parental Responsibility Zone (PRZ) for Hardin Valley Elementary, Hardin Valley Academy and now the recently completed Hardin Valley Middle school.

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

1. Wastewater capacity has increased since the last Northwest County Sector Plan update in 2016 and an additional middle school has been constructed.

2. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school built for the Hardin Valley community by Knox County Schools. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.

3. While utility infrastructure does support additional residential growth in the area, the adopted Growth Policy Plan does not support residential densities greater than 2 du/ac, thus the existing Rural Residential is the maximum residential land use classification that staff can support at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Consideration of residential development at an intensity above the Agricultural land use classification is reasonable given the growth trends in the Northwest County Sector.

2. The 2016 update of the Northwest County Sector Plan took into consideration that this area is within the Rural Area of the Growth Policy Plan, which is intended to remain rural through limiting residential density growth and development of commercial and industrial land uses.

3. The slope analysis for this property yields a recommended residential density of 1.52 dwelling units per acre, slightly above the current Agricultural land use classification and consistent with the recommended Rural Residential land use classification.

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

1. Growth, particularly in single family residential, continue to dominate the type of new development occurring in the Northwest County Sector.

2. The topographic constraints of this area, and the property's Rural Area status in the Growth Policy Plan recommend limiting residential density to not more than 2 dwelling units per acre.

OTHER CONSIDERATIONS:

1. This property lies within the Rural Area of the Growth Policy Plan. The requested LDR (Low Density Residential) land use is not one of the recommended land use designations inside the County's Rural Area.

2. The Rural Area limits the intensity of residential density and commercial and industrial development. Consideration of LDR results in zoning districts for residential densities greater than 2 du/ac, which is not recommended for the Rural Area.
3. Low density development designations (1-3 du/ac) are limited to PR zoning when sanitary sewer and public water is provided, collectors and arterials connect the development to the Planned Growth Area or Urban Growth Boundary, and when a traffic impact analysis demonstrates that the proposed development will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area (Growth Plan Section 1, Policies, Subsection 3.5).
4. A Level I Transportation Impact Study will be required during the use on review process, if 71 or more single family residential lots are proposed.
5. The HP (Hillside Protection) overlay designation will remain on the property.

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:** 4/8/2021

Details of Action: Approve a Northwest County Sector Plan amendment to Low Density Residential / Hillside Protection because of recent expansions in wastewater treatment capacity and the addition of new schools.

Summary of Action: Approve a Northwest County Sector Plan amendment to Low Density Residential / Hillside Protection because of recent expansions in wastewater treatment capacity and the addition of new schools.

Date of Approval: 4/8/2021 **Date of Denial:** **Postponements:** 3/11/2021

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	Date of Legislative Action, Second Reading:
Date of Legislative Action:	9/27/2021	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:	Approved	If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		