

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-B-23-SP Related File Number: 3-F-23-RZ
Application Filed: 1/23/2023 Date of Revision:
Applicant: CASCADE FALLS, LLC

PROPERTY INFORMATION

General Location: South side of Old Middlebrook Pk, west of N Gallaher View Rd
Other Parcel Info.:
Tax ID Number: 105 M E 036,037 Jurisdiction: County
Size of Tract: 5.4 acres
Accessibility: Access is off of Old Middlebrook Pike, a local road with a 20-ft pavement width inside a right-of-way that varies in width from approximately 52 to 55 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential
Surrounding Land Use:
Proposed Use: Density: 12 du/ac
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property sits just south of Middlebrook Pike, which has a mix of uses along its length. An apartment complex abuts this property to the east, and a single-family development abuts this property to the west. There are two commercially zoned properties to the north where Old Middlebrook Pike meets N. Gallaher View Road.

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

Street: 8436 OLD MIDDLEBROOK PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, the MDR land use class is adjacent to the east and RB zoning is adjacent to the east and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium 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: Michelle Portier

Staff Recomm. (Abbr.): Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of this land use class and the property meets the location criteria in the Northwest County Sector 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. During the past few years, this area in general has had rezonings to multifamily along the Gallaher View corridor.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. There has been no changes of conditions warranting an amendment of the land use plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. There are no obvious or significant errors or omissions in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL:
1. The immediate area consists of multifamily developments and zoning that allows density of up to 12 du/ac, so the proposed zoning is aligned with current development.

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:** 3/9/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of this land use class and the property meets the location criteria in the Northwest County Sector Plan.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: