

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-C-19-SP Related File Number: 3-I-19-RZ
Application Filed: 2/4/2019 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Northside of N. Campbell Station Rd., West of Loggerhead Ln.
Other Parcel Info.:
Tax ID Number: 130 09405 Jurisdiction: County
Size of Tract: 11.9 acres
Accessibility: Access is via Gecko Dr. and Loggerhead Ln., local streets, and via N. Campbell Station Rd, a minor arterial, with a pavement width of 21' feet, within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Residential subdivision Density: 4 du/ac
Sector Plan: Northwest County Sector Plan Designation: Agriculture
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area is adjacent to the Town of Farragut and is comprised of mostly single family residential neighborhoods, with some multi-family residential closer to the N. Campbell Station/Snyder Road area. A few large agricultural tracts still exist in the area as well.

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

Street: 1034 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, LDR is adjacent to the east and west sides of the property.
History of Zoning: None Noted

PLAN INFORMATION (where applicable)

Current Plan Category: A (Agricultural)

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-C-19-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Staff Recomm. (Full): This site is located adjacent to existing LDR designated areas and is within the Urban Growth Boundary for the Town of Farragut. Staff recommends extension of the LDR designation from the west and the east adjacent parcels.

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. The Northwest County Sector is one of the most rapidly growing parts of Knox County.

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 have been introduced into this area since the adoption of the Northwest County Sector Plan in 2016.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The Northwest County Sector Plan should have taken into consideration the growth in the general area and extended the LDR designation to this parcel as well in anticipation of the population growth trends and demand for housing.

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

1. Population growth in the Northwest County Sector continues to be higher than other parts of Knox County and warrants reconsideration of the original plan proposal for this area to allow more opportunities for increased density.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. 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.

2. 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: 3/14/2019

Details of Action:

Summary of Action: ADOPT RESOLUTION #3-C-19-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Date of Approval: 3/14/2019

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: 4/22/2019

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: