

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 3-F-16-SP      **Related File Number:** 3-G-16-RZ  
**Application Filed:** 1/25/2016      **Date of Revision:**  
**Applicant:** S & E PROPERTIES

## PROPERTY INFORMATION

**General Location:** Northeast side Everett Rd., east of Yarnell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 141 08201 OTHER: 142-001 (WEST PORTION ONLY)      **Jurisdiction:** County  
**Size of Tract:** 72 acres  
**Accessibility:** Access is via Everett Rd., a major collector street with 21' of pavement width within the large I-40/75 right-of-way. Access may also be possible from Hatmaker Ln. to the east, a local street with 19' of pavement width within the I-40/75 right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development      **Density:** 5 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR, AG/RR and SLPA  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** 8-E-06-RZ/8-G-06-SP  
**Extension of Zone:** Yes, extension of LDR plan designation and PR zoning from the north  
**History of Zoning:** Part of property was designated LDR and rezoned PR at 1-1.8 du/ac in 2006 (8-E-06-RZ/8-G-06-SP).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** Ag/RR (Agricultural/Rural Residential)

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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #3-F-16-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Low density residential use of this site is appropriate along Everett Rd, which is classified as a major collector street. However, the maximum density that can be considered is 3 du/ac, because the site is located with the Rural Area of the Growth Policy Plan, contiguous with the Planned Growth Area. If it were not contiguous with the Planned Growth Area, density would be limited to 2 du/ac.

Comments: The requested sector plan amendment applies only to the portion of the site currently designated as Ag-RR (Agricultural-Rural Residential) with HP (Hillside Protection) on the plan. This area is approximately 10 acres in size. The remaining portion of the rezoning area is already designated as LDR and SLPA. The associated rezoning request applies to the entire 72 acres.

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

CHANGES OF CONDITIONS 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:

No known improvements have been made recently to Everett Rd., but it has at least 20' of pavement width and is classified as a major collector street. The street is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural and rural residential uses for the site, consistent with the current A zoning. This is also consistent with the Growth Plan designation of Rural Area on the site. However, since the site is contiguous with the Planned Growth Area on the Growth Plan, consideration of PR zoning at up to 3 du/ac is allowed, if appropriate for the particular site and if consistent with the sector plan, as is recommended.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Since this site is connected by a major collector street back to the Planned Growth Area, it is appropriate for consideration of low density residential uses. The site has direct access to Everett Rd.

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

An LDR plan designation and PR zoning at 1-1.8 du/ac was approved on the majority of this site in 2006. The requested plan amendment is a small expansion of that designation.

Action: Approved Meeting Date: 3/10/2016

Details of Action:

Summary of Action: Adopt Resolution #3-F-16-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also approve the sector plan amendment.

Date of Approval: 3/10/2016 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:** 4/25/2016

**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:**