

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: 4-D-18-SP **Related File Number:** 4-F-18-RZ
Application Filed: 2/12/2018 **Date of Revision:**
Applicant: WILMA L. TEAGUE

PROPERTY INFORMATION

General Location: South side Coward Mill Rd., southwest of Chuck Jones Rd.
Other Parcel Info.:
Tax ID Number: 90 081 **Jurisdiction:** County
Size of Tract: 16.36 acres
Accessibility: Access is via Coward Mill Rd., a minor collector street with 17' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residence
Surrounding Land Use:
Proposed Use: Residential development **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** BP-1
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural and low density residential uses, under A and PR zoning. The Westbridge Industrial Park is to the south with separate access not from Coward Mill Rd. On Coward Mill Rd., immediately to the east is a veterans' home, zoned I.

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

Street: 10108 Coward Mill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of LDR plan designation from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: BP-1 (Business Park Type 1)

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 # 4-D-18-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is adjacent to other properties designated for low density residential uses. LDR is an extension of the plan designation from the north. Several residential developments along Coward Mill Rd. have been developed under PR zoning in the low density range. This site is currently zoned I (Industrial) and is adjacent to the Westbridge Industrial Park, however, it is privately owned, is not listed as part of the Westbridge recorded plat and does not have access to streets serving the industrial park.

Comments: 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 Coward Mill Rd., but it is classified as a minor collector street. The current pavement width is about 17', but with improvements, the road will be 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 Business Park Type 1 uses for the site, consistent with the current I zoning.

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

Several properties along Coward Mill Rd., including two nearby properties to the west, have been approved for low density residential uses and developed with subdivisions. This proposal continues that trend.

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

Several low density residential developments have been approved along Coward Mill Rd. The current sector plan designates most properties along Coward Mill Rd. for low density residential development.

Action: Approved

Meeting Date: 4/12/2018

Details of Action:

Summary of Action: Adopt Resolution # 4-D-18-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the sector plan amendment

Date of Approval: 4/12/2018

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: 5/29/2018

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: