# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-D-21-SP Related File Number: 4-I-21-RZ

Application Filed:2/22/2021Date of Revision:Applicant:BENJAMIN C. MULLINS O/B/O KAREN SPEEGLE



#### PROPERTY INFORMATION

General Location: Southwest of Middlebrook Pike between the intersections of Andes Road and Federick Drive

Other Parcel Info.:

Tax ID Number: 105 057 & 058 Jurisdiction: County

Size of Tract: 5.33 acres

Accessibility: Access to the subject property is via a narrow driveway connecting to Middlebrook Pike, a four lane

divided with center median major arterial street with approximatly 80ft of pavement and 90ft of right-of-

way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Agriculture/Forestry/Vacant

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential) / HP (Hillside Prote

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** The subject property is in a neighborhood with several low density residential subdivisions in the PR

zone. In addition, this neighborhood has a mix of agriculture, and commercial uses in the A and CA

zones

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

Street: 0 Middlebrook Dr.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

**Previous Requests:** 

Extension of Zone: No

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

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**Current Plan Category:** LDR (Low Density Residential) / HP (Hillside Protection)

Requested Plan Category: O (Office) / HP (Hillside 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

Liz Albertson Planner In Charge:

Approve O (Office) / HP (Hillside Protection) because it is provides a transistional land use designation Staff Recomm. (Abbr.):

between the commercial area and the adjacent low density residential uses.

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. The population of the Northwest County Sector continues to grow and this rezoning would provide for additional opportunities for office development as a transisitional land use designation between the commercial uses along Middlebrook Pike and the adjacent low-density residential uses.

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

1. No new roads or additional utilities have been introduced in this area.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Additional opportunities for office development as a transisitional land use could have been proposed as part of the Northwest County Sector Plan update.

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

1. Transistional land use designation should be considered for areas adjacent to commercial corridors and commercial land use designations to buffer the adjacent low density residential uses. This parcel is adjacent to a Community Commercial node near the intersection with N. Cedar Bluff Rd.

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 O (Office) / HP (Hillside Protection) because it is provides a transistional land use designation **Summary of Action:** 

between the commercial area and the adjacent low density residential uses.

Date of Approval: 4/8/2021 Date of Denial: Postponements:

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

#### LEGISLATIVE ACTION AND DISPOSITION

7/19/2021 12:11 PM Page 2 of 3 Legislative Body: Knox County Commission

Date of Legislative Action: 5/24/2021 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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