

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-E-19-SP **Related File Number:** 4-M-19-RZ
Application Filed: 2/25/2019 **Date of Revision:**
Applicant: VENTURE LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: North side Buttermilk Road, West of Graybeal Road
Other Parcel Info.:
Tax ID Number: 129 07701, 07702 **Jurisdiction:** County
Size of Tract: 31.8 acres
Accessibility: Access is via Buttermilk Road, a minor collector, with a pavement width of 18' feet, within a right-of-way width of 45' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture
Surrounding Land Use:
Proposed Use: Residential **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** A (Agriculture)
Growth Policy Plan: Rural Area
Neighborhood Context: The site is adjacent to open pit mining operations and adjacent to West Knox Utility District's wastewater treatment plan, which is currently under construction. Large lot rural residential and agriculture/forestry/vacant lands also surround the site.

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

Street: 0 Buttermilk 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:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (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 #4-E-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 within the Rural Area of the Growth Policy Plan, but is adjacent to the Planned Growth Area sector plan land use designations. Staff recommends approval of the LDR (Low Density Residential) sector plan designation, which will accommodate the requested PR (Planned Residential) zone district.

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. No major changes have occurred since the last update of the Northwest County Sector Plan in 2016.

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

1. The new wastewater treatment plan is under construction in this area since the adoption of the Northwest County Sector Plan in 2016.

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 RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The Northwest County Sector continues to be the most rapidly growing part of Knox County.

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: 4/11/2019

Details of Action:

Summary of Action: ADOPT RESOLUTION #4-E-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: 4/11/2019

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: 6/24/2019

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: