

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-E-22-SP Related File Number: 4-K-22-RZ
Application Filed: 2/25/2022 Date of Revision:
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: East side of Walker Springs Road, southwest side of N. Gallaher View Road
Other Parcel Info.:
Tax ID Number: 119 L A 00119 **Jurisdiction:** County
Size of Tract: 18.15 acres
Accessibility: Access is via Walker Spring Road, a minor arterial street with a center turn lane and a 75-ft pavement width within a 112-ft right-of-way. Access is also via N. Gallaher View Road, a minor arterial street with a turn lane and a 67-ft width within a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** 23 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** CC (Community Commercial) & SP (Stream Protec
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area has multiple access points to nearby Interstate 40/ 75. The parcel is adjacent to a Walmart Supercenter and Sam's Club, and it neighbors several multifamily subdivisions. The Ten Mile Creek Greenway runs through the subject property.

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

Street: 0 Walker Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) & F (Floodway)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: CC (Community Commercial) & SP (Stream Protection)

Requested Plan Category: MDR (Medium Density Residential) & SP (Stream 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

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the sector plan amendment to MDR (Medium Density Residential) and SP (Stream Protection) because it is consistent with the location criteria.

Staff Recomm. (Full):

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

CHANGES OF CONDITION WARRANTING AMENDMENT OF THE LAND USE PLAN:
1) The Knoxville Area Transit (KAT) bus route has expanded service in the area since the sector plan was adopted in 2016. Transit service is now available within 1/4 mile of the subject property with sidewalk connections, which meets the recommended criteria for MDR land use.

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

1) Exhibit C shows a flood study map for a fill project that was approved in 2017 to address the subject property's floodway and floodplain areas. The fill project created a much larger buildable area, making development more feasible on the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) The Northwest County Sector Plan could have considered the MDR land use designation for the subject property because there are ample pedestrian-oriented amenities in the area, including a greenway trail, sidewalks and walking-distance retail businesses. MDR is also defined in the sector plan as a potential buffer between lower density residential and commercial land uses, which is applicable to this property's location.

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

1) The expansion of the KAT bus route means there are now bus stops within walking distance of the parcel, making MDR an appropriate land use designation to consider.

Action: Approved Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) and SP (Stream Protection) because it is consistent with the location criteria.

Date of Approval: 4/14/2022 **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: 5/23/2022 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

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

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: