

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-F-20-SP Related File Number: 4-E-20-RZ
Application Filed: 2/24/2020 Date of Revision: 8/3/2020
Applicant: GEORGES BRANDAN

PROPERTY INFORMATION

General Location: North side of Dutchtown Rd., west side of Bob Kirby Rd.
Other Parcel Info.:
Tax ID Number: 118 150 & 155 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Dutchtown Road, a minor arterial with a pavement width of 34.8 feet within a right-of-way width of 88 feet and Bob Kirby Rd, a minor collector with a pavement width of 27.9 feet within a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area consists largely of single family residential and institutional uses. Two private schools are located along Dutchtown Road in this area and the intersection is within a mile of the Pellissippi Parkway.

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

Street: 9805 Dutchtown Rd & 801 Bob Kirby Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CN (Neighborhood Commercial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: 12-FF-83-RZ, 10-W-92-RZ, 6-E-08-RZ, 11-B-09-RZ
Extension of Zone: No.
History of Zoning: 11-A-09-SP: LDR to NC; 6-B-08-SP: LDR to C (Denied)

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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-F-20-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) because it is consistent with the surrounding development.

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. LDR is the dominate proposed land use surrounding the site.

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. There is no obvious or significant error or omission in the plan for this area.

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

- 1. The population of the Northwest County sector continues to be one of the fastest growing parts of Knox County. Demand for additional residential development opportunities.
- 2. This area is within the Planned Growth Area, but adjacent to the Urban Growth Area for Knoxville.

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: 9/10/2020

Details of Action:

Summary of Action: Adopt resolution #4-F-20-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) because it is consistent with the surrounding development.

Date of Approval: 9/10/2020

Date of Denial:

Postponements: 4/11/2019, 5/14/2020

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/26/2020

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: