

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-F-21-SP Related File Number: 4-K-21-RZ
Application Filed: 2/19/2021 Date of Revision:
Applicant: DALE AKINS

PROPERTY INFORMATION

General Location: Southeast side of intersection of Walker Springs Road and E. Meadecrest Drive
Other Parcel Info.:
Tax ID Number: 119 E C 01912 **Jurisdiction:** County
Size of Tract: 1.6 acres
Accessibility: Access is to the subject property is on East Meadecrest Dr, a two lane local street with 25ft of pavement, and approximately 43ft of right-of-way, and Walker Springs Rd, a two lane minor collector street with 20ft of pavement, and approximately 42ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped land
Surrounding Land Use:
Proposed Use: **Density:** 10 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located at the corner of Walker Springs Rd and East Meadecrest Dr in an area with a mix of single family residential, and multifamily residential uses in the RB, RA, and PR zones.

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

Street: 0 E. Meadecrest Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: 11-H-86-RZ: RB to RA

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium 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.): Approve MDR (Medium Density Residential) because it is compatible with the surrounding development and provides for additional opportunity for residential housing in an area adjacent to the Urban Growth Area of the Growth Policy Plan.

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. There is an increased demand for housing and this rezoning will provide an opportunity for additional residential housing adjacent to existing medium density residential development.

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 MDR (Medium Density Residential) development near commercial nodes and adjacent to existing medium density residential development could have been considered for this location to help meet the demand for a variety of housing types.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
1. The demand for housing in the Northwest County Sector Plan continues to grow, this plan amendment allows for consideration of additional housing opportunities and provides an option for the development of attached single family residential, which is the least abundant housing type in Knox County.

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:

Summary of Action: Approve MDR (Medium Density Residential) because it is compatible with the surrounding development and provides for additional opportunity for residential housing in an area adjacent to the Urban Growth Area of the Growth Policy Plan.

Date of Approval: 4/8/2021 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: 5/24/2021

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: