

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



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

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Highway, southwest of Chapman Highway, southeast of intersection of Abner Cruze Road

Other Parcel Info.:

Tax ID Number: 137 164.01, 164.02 & 164.03 **Jurisdiction:** County

Size of Tract: 15.5 acres

Accessibility: Access is via W Governor John Sevier Highway, a major arterial with a pavement width of 45-ft within a right-of-way width of 112-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use: **Density:** up to 18 du/ac

Sector Plan: South County **Sector Plan Designation:** GC (General Commercial)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is forested area along W. Governor John Sevier Highway adjacent to a large commercial node at the intersection with Chapman Highway. Single family residential homes on large lots with agricultural and low density residential zoning about the property to the south.

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

Street: 0 W. Governor John Sevier Hwy.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: Yes, MDR is across the street. No, PR is not adjacent.

History of Zoning: 3-I-80-RZ: A to RA, 8-D-91-RZ: A to CA (Denied) 8-H-95-RZ: A to CA

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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 the sector plan amendment to MDR (Medium Density Residential) because it is adjacent to a major commercial node that is served by transit.

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 adjacent large commercial development has been building out extensively since 2007, with the bulk of the new development occurring after the recession around 2016 on and this node is now served by transit.

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

1) New roads and utilities to serve the adjacent commercial site have also been introduced into the area and improved access from Governor John Sevier Highway and Chapman Highway into the node.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) There doesn't appear to be an obvious or significant error or omission in the plan because the property has been zoned CA (General Business) prior to this request to rezone to PR (Planned Residential), however, this area also meets the location criteria for MDR (Medium Density Residential) land use classification.

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.

2) A pedestrian connection from the proposed residential development to the commercial node should be developed.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) because it is adjacent to a major commercial node that is served by transit.

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":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: