CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-G-17-SP Related File Number: 4-H-17-RZ

Application Filed: 2/27/2017 Date of Revision:

Applicant: BRANDYWINE AT TURKEY CREEK LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side N. Campbell Station Rd., northeast of Fretz Rd.

Other Parcel Info.:

Tax ID Number: 130 065 OTHER: 130JE001-010 Jurisdiction: County

Size of Tract: 2.73 acres

Access is via N. Campbell Station Rd., a minor arterial street with 20' of pavement width within 70-90'

of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use:

Proposed Use: Residential development Density: 4.1du/ac

Sector Plan: Northwest County Sector Plan Designation: AG

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is developed with agricultural and low density residential uses under A, PR and Farragut

zoning

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

Street: 1108 N Campbell Station Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and PR (Planned Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential) at up to 4.1 du/ac

Previous Requests: None noted

Extension of Zone: Yes, extension of LDR from the west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

Requested Plan Category: LDR (Low Density Residential)

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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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #4-G-17-SP, amending the Northwest County Sector Plan to LDR (Low Density

Residential) and recommend that Knox County Commission also adopt the sector plan amendment.

(See attached resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is surrounded by PR zoning at up to 4 du/ac and is in the Urban Growth Area of

Farragut. It is appropriate to amend the sector plan map to allow the extension of low density

residential development to this property.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to this section of N. Campbell Station Rd., but it has about 20' of pavement width and is classified as a minor arterial street. The street is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural uses for the site, consistent with the current A zoning. This property is within the Urban Growth Area of Farragut on the Growth Policy Plan map and is in close proximity to other low density residential development.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT

IN CERTAIN AREAS:

Properties all along N. Campbell Station Rd. have been approved for low density residential uses. This

proposal continues that trend.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

Other developments along N. Campbell Station Rd. have been approved for PR zoning in the low

density residential density range. This proposal continues that development trend.

Action: Approved Meeting Date: 4/13/2017

Details of Action:

Summary of Action: Adopt Resolution #4-G-17-SP, amending the Northwest County Sector Plan to LDR (Low Density

Residential) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 4/13/2017 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: 5/22/2017 Date of Legislative Action, Second Reading: 7/24/2017

Ordinance Number: Other Ordinance Number References:

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

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If "Other"

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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