

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-G-22-SP Related File Number: 4-M-22-RZ
Application Filed: 2/24/2022 Date of Revision:
Applicant: I-75 LAND PARTNERS, LLC

PROPERTY INFORMATION

General Location: 535' +- to intersection of Karnes Drive
Other Parcel Info.:
Tax ID Number: 12 209 Jurisdiction: County
Size of Tract: 108 acres
Accessibility: Access is via Thompson School Road, a major collector, with a pavement width of 20-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density: up to 5 du/ac
Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural), HP (Hillside Protection) & SP (St)
Growth Policy Plan: Rural Area
Neighborhood Context: This area of Gibbs consists of primarily single family residential neighborhoods and large agricultural zoned lots.

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

Street: 7921 & 7923 Thompson School Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, LDR and PR are adjacent to the south.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection) & SP (Stream Protection)
Requested Plan Category: LDR (Low Density Residential), HP (Hillside Protection) & 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: Liz Albertson

Staff Recomm. (Abbr.): Approve the sector plan amendment to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection) because it is compatible with the surrounding development.

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) This area has been transitioning from rural, agricultural land to single family residential neighborhoods since 2007 when the Gibbs Elementary School was built. A new middle school was also constructed in 2019, spurring additional interest in residential activity in this area.

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

1) Road improvements have occurred in Gibbs in the last decade including the improvements and realignment at Thompson School Road / Fairview Road and E Emory Road intersection.

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 subject property remains in the Rural Area of the Growth Policy Plan.

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

1) The expansion of new schools in Gibbs has prompted additional residential growth.
2) Utilities have been extended to service these newer residential areas as well.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection) because it is compatible with the surrounding development.

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: 6/27/2022

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: