# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 4-H-23-SP Related File Number: 4-O-23-RZ

Application Filed: 2/27/2023 Date of Revision:

Applicant: CPR, LLC



## PROPERTY INFORMATION

General Location: South side of Cunningham Rd, east of Fraker Rd, west of Maynardville Pk

Other Parcel Info.:

Tax ID Number: 38 N A 021 Jurisdiction: County

Size of Tract: 2.58 acres

Accessibility: Access is via Cunningham Road, a major collector with a pavement width of 20 ft within a 45-ft right-of-

way.

## **GENERAL LAND USE INFORMATION**

Existing Land Use: Rural Residential

**Surrounding Land Use:** 

Proposed Use: Density: up to 8 du/ac

Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is a mix of large-lot, single-family detached dwellings off of Cunningham Road and small-lot,

single-family dwellings off of side streets. There is a commercial node at the intersection of Cunningham Road and Maynardville Pike to the west, and Neal Drive to the south consists

predominantly of office buildings.

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

Street: 3534 CUNNINGHAM 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, the MDR land use classification is adjacent to the east, as is PR zoning with up to 19 du/ac

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

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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: Michelle Portier

**Staff Recomm. (Abbr.):** Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification

because it provides a transitional land use between the adjacent high density residential, commercial,

and single family land uses, and because the property meets the location criteria for MDR.

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. Surrounding properties have been transitioning from the A zone to the RB (General Residential), RA and PR zones since the 1990s. Surrounding subdivisions are also zoned RB and PR, the latter with densities ranging from 12 to 19 du/ac.

2. The subject area is within 1/2 mile of the Maynardville Pike commercial corridor

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

1. There are no new roads or utilities not anticipated in the plan that would make development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no major errors or omissions in the plan.

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

1. As mentioned previously, surrounding properties have been transitioning from the A zone to the RB, RA and PR zones since the 1990s. Some surrounding subdivisions have zoning with densities ranging from 12 to 19 du/ac.

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: 4/13/2023

**Details of Action:** 

Summary of Action: Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification

because it provides a transitional land use between the adjacent high density residential, commercial,

and single family land uses, and because the property meets the location criteria for MDR.

Date of Approval: 4/13/2023 Date of Denial: Postponements:

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Date of Withdrawal:	Withdrawn prior to publication?:   Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knox County Commission	
Date of Legislative Action:	6/26/2023	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:** 

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