

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 4-L-22-SP **Related File Number:** 4-S-22-RZ
Application Filed: 2/28/2022 **Date of Revision:**
Applicant: TERRY E. ROMANS

PROPERTY INFORMATION

General Location: East side of E. Governor John Sevier Highway, south of French Road
Other Parcel Info.:
Tax ID Number: 111 05602 **Jurisdiction:** County
Size of Tract: 2.91 acres
Accessibility: Access is via E. Governor John Sevier Highway, a major arterial with a 43-ft pavement width within a 112-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forested/vacant
Surrounding Land Use:
Proposed Use: **Density:** 3 du/ac
Sector Plan: South County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: The area is predominantly agricultural or forested with sparse single family detached dwelling units.

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

Street: 1826 E. Governor John Sevier Hwy.
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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
Requested Plan Category: RR (Rural 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the sector plan amendment to RR (Rural Residential) because of changing conditions in the area.

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) The subject property is located across E. Governor John Sevier Highway from a recently developed residential subdivision, which has brought sewer lines to the area.

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

1) Sewer utilities have expanded to the area since the 2012 South County Sector Plan was adopted, making development and the RR (Rural Residential) land use designation more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) There is no obvious or significant error or omission in the sector plan related to the subject property.

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

1) There is a residential subdivision zoned PR at 3 du/ac across from the subject property. This subdivision, Serenity River, represents a transition from agricultural to low density residential land uses in the area.

Action:

Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to RR (Rural Residential) because of changing conditions in the area.

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: