

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 4-N-24-SP

Related File Number: 4-V-24-RZ

Application Filed: 2/29/2024

Date of Revision:

Applicant: STORM SHULAR

PROPERTY INFORMATION

General Location: East side of Pickens Gap Rd, north of Whaley Ln

Other Parcel Info.:

Tax ID Number: 150 044

Jurisdiction: County

Size of Tract: 84.44 acres

Accessibility: Access is off of Pickens Gap Road, a minor collector with 17-22 ft of pavement width within 50-75 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density: up to 2 du/ac

Sector Plan: South County

Sector Plan Designation: AG (Agricultural), HP (Hillside Protection)

Growth Policy Plan: Rural Area

Neighborhood Context: The surrounding area consists of predominantly single-family detached houses on a range of lot sizes and farming.

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

Street: 8922 PICKENS GAP RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), RB (General Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No, this is not an extension of the land use designation or the zone.

History of Zoning: A request to rezone part of the property from A (Agricultural) to RA (Low Density Residential) in 1997 was denied by the Planning Commission (Case # 10-K-97-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)

Requested Plan Category: RR (Rural Residential), HP (Hillside 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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the sector plan amendment to the RR (Rural Residential) land use classification because it is consistent with development in the area. The HP (Hillside Protection) area would be retained.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The residential development to the north and northwest are predominantly on half-acre lots and were platted in the 1960s. These have the AG (Agricultural) land use classification, though they align more with the RR (Rural Residential) land use.

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

1. There are no known road or utility improvements in the area that were not anticipated in the plan and make the development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The AG (Agricultural) land use designation is not the result of an error or omission in the sector plan. However, the area to the north and northwest of this property was developed in the 1960s with residential lots of half-acre and smaller. The sector plan should have considered the RR (Rural Residential) land use classification for those developments. RR may be considered in the Rural Area of the Growth Policy Plan.
2. The RR land use classification allows consideration of PR up to 1 du/ac in the South County Sector Plan.
3. Section 1, Policy 3.2 of the Growth Policy Plan allows consideration of PR (Planned Residential) up to 2 du/ac, with lower densities on sites with steep slopes.

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

1. New residential development and rezonings have happened to the east, near and along the Chapman Hwy corridor. The population has increased significantly over the past twenty years. The RR land use classification is consistent with this ongoing trend towards residential land use while also limiting density to maintain the rural character of the property's surrounding environment.

OTHER CONSIDERATIONS:

1. The subject property meets the RR (Rural Residential) land use classification's location criteria, which is for sites characterized as forested (tree-covered), especially on moderate and steep slopes and by sites adjacent to agricultural areas where conservation/cluster housing subdivisions may be appropriate.

State law regarding amendments to the general plan (which includes Sector Plan amendments) was changed with the 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: 4/11/2024

Details of Action:

Summary of Action: Approve the sector plan amendment to the RR (Rural Residential) land use classification because it is consistent with development in the area. The HP (Hillside Protection) area would be retained.

Date of Approval: 4/11/2024

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: 5/20/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: