

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 5-A-18-SP

**Related File Number:** 5-D-18-RZ

**Application Filed:** 3/26/2018

**Date of Revision:**

**Applicant:** ASHLEY HEALY

## PROPERTY INFORMATION

**General Location:** Northwest side East Turpin Ln., northeast of Couch Mill Rd.

**Other Parcel Info.:**

**Tax ID Number:** 103 057

**Jurisdiction:** County

**Size of Tract:** 13.93 acres

**Accessibility:** Access is via East Turpin Ln., a local street with 14' or less of pavement width within 15' of right-of-way. Nearby Couch Mill Rd. is a local street with 15' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land

**Surrounding Land Use:**

**Proposed Use:** Residential development

**Density:** 5 du/ac

**Sector Plan:** Northwest County **Sector Plan Designation:** RR with HP

**Growth Policy Plan:** Rural Area

**Neighborhood Context:** This area is developed with agricultural and rural residential uses under Agricultural zoning.

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

**Street:** 11915 East Turpin Ln

**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:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** RR (Rural Residential)

**Requested Plan Category:** LDR (Low 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): DENY the requested LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): There is no justification to warrant an amendment to the sector plan for this proposal. The property is located in the Rural Area, is surrounded on all sides by Agricultural zoning and development, and has poor access from narrow roads. The existing Rural Residential sector plan designation is appropriate for this site, and should be maintained.

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 new roads or utilities have been introduced in this area to make low density residential development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan appropriately designates this site for rural residential uses. The Northwest County Sector Plan was updated less than two years ago in 2016. Knox County Commission adopted the updated sector plan on August 22, 2016. There are no apparent errors in the plan and nothing has changed in the area since the 2016 sector plan adoption to justify amending the sector plan. The current Rural Residential plan designation for this site is intentional and appropriate.

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

Most new, larger residential developments in the Hardin Valley area have been located along collector or arterial streets. That indicates a policy that would exclude this site from approval. The closest non-agricultural zoned property in the area is on Steele Rd. to the southeast of this property. Steele Rd. is classified as a minor collector street. Both East Turpin Ln. and Couch Mill Rd. are local streets with inadequate pavement widths.

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

There have been several residential developments approved in the Hardin Valley area, but all have been located on collector or arterial streets that have adequate pavement width and capacity to support low density residential development. This site has access from two local streets, East Turpin Ln. and Couch Mill Rd., both of which have inadequate pavement widths of around 15 feet.

Action: Denied

Meeting Date: 6/14/2018

Details of Action:

Summary of Action: DENY the requested LDR (Low Density Residential) sector plan designation.

Date of Approval:

Date of Denial: 6/14/2018

Postponements: 5/10/2018

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**