CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number:	5-A-20-SP	Related File Number:	5-J-20-RZ
Application Filed:	3/26/2020	Date of Revision:	
Applicant:	BENJAMIN MULLINS O/B/O ANN ROWLAND		

General Location:	Northwest of Sam Lee Road, southwest of Solway Road, east of Swafford Road		
Other Parcel Info .:			
Tax ID Number:	103 073	Jurisdiction:	County
Size of Tract:	248.99 acres		
Accessibility:	Access is via Sam Lee Road, a major collector, with a pavement width of 18.8 ft and a right-of-way width of 60 feet. Access is also via Swafford Road, a local street with a pavement width of 18.1 feet within a right-of-way width of 50 feet.		

Existing Land Use:Agriculture/forestry/vacantSurrounding Land Use:Density: 3 du/acProposed Use:Density: 3 du/acSector Plan:Northwest CountySector Plan Designation:A (Agriculture), HP (Hillside Protection), SP (StreaGrowth Policy Plan:Rural Area; Planned Growth AreaNeighborhood Context:The area is mostly rural large lot agricultural land with single family residential homes. The areas
adjacent to the south side of the property are zoned as PR (Planned Residential) up to 3 du/ac.

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

Street:

3324 Swafford Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural), F (Floodway), A/TO (Agricultural/Technology Overlay)	
Former Zoning:		
Requested Zoning:	PR (Planned Residential)	
Previous Requests:	None noted.	
Extension of Zone:	Yes, PR zoning up to 3 du/ac is adjacent to the south.	
History of Zoning:	None noted.	

PLAN INFORMATION (where applicable)

Current Plan Category: A (Agriculture), HP (Hillside Protection), SP (Stream Protection), MU-SD NWCO-6 (Mixed Use Special District)

Requested Plan Category: RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection), MU-SD NWCO-6 (Mixed Use Special District)

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.):	Adopt resolution #5-A-20-SP amending the Northwest County Sector Plan to RR (Rural Residential) because it is adjacent to the Planned Growth Area of the Growth Policy Plan.		
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 population of the Northwest County sector continues to grow and additional opportunities for residental development are needed.		
	INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE: 1. No new roads or additional utilities have been introduced in this area.		
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: 1. There is no obvious or significant error or omission in the plan for this area.		
	 TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: 1. The population of the Northwest County sector continues to be one of the fastest growing parts of Knox County. Demand for additional residential development opportunities, especially those in the Planned Growth Area, and adjacent to the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan, warrant reconsideration of the original plan proposal. 		
	 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 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: 5/14/2020		
Details of Action:			
Summary of Action:	Adopt resolution #5-A-20-SP amending the Northwest County Sector Plan to RR (Rural Residential) because it is adjacent to the Planned Growth Area of the Growth Policy Plan.		
Date of Approval:	5/14/2020 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:	6/22/2020	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: