

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 5-A-23-SP      Related File Number: 5-D-23-RZ  
Application Filed: 3/24/2023      Date of Revision:  
Applicant: HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

General Location: Northeast side of Old Clinton Pike, south of Pocatello Ln, north of Emma Grace Way  
Other Parcel Info.:  
Tax ID Number: 67 A B 013.03      Jurisdiction: County  
Size of Tract: 7.92 acres  
Accessibility: Access is via Old Clinton Pike, a minor collector with a 19-ft pavement width inside a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily (Mayhew Mobile Home Park)  
Surrounding Land Use:  
Proposed Use:      Density: up to 6 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 uses, with small-lot, single-family detached dwellings off of side roads and an apartment complex and a mobile home park nearby. There is a commercial node just to the south at W Emory Road that extends to include parts of Clinton Highway to the east.

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

Street: 7642 OLD CLINTON PIKE  
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: The MDR land use classification is directly across the street; PR zoning is not adjacent  
History of Zoning: None noted

## PLAN INFORMATION (where applicable)

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 adjacent commercial and single family land uses.

Staff Recomm. (Full):

Comments:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Several A (Agricultural) zoned properties transitioned to the PR (Planned Residential) and CA (General Business) zones from the late 1980s to the late 2010s.
2. The subject area lies just outside the commercial node comprising Old Clinton Pike, Clinton Highway, and W Emory Road.

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 Agricultural zoning to CA and PR zoning since the late 1980s.
2. Surrounding properties are predominantly zoned RB, which allows up to 12 du/ac as a permitted use, so the proposed density is lower than that allowed in those surrounding properties.
3. The immediate area consists of small-lot, single-family detached residential subdivisions, multifamily developments, and mobile home parks.

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: 5/11/2023

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 adjacent commercial and single family land uses.

Date of Approval:

5/11/2023

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:** 7/24/2023

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**