

Requested Plan Category: General Plan: MDR (Medium Density Residential); Comprehensive Plan: SR (Suburban 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 MDR (Medium Density Residential) land use classification because it is compatible with changing development and population trends in the area.

Staff Recomm. (Full):

Comments: This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan at the time of the application. Therefore, this sector plan amendment request was reviewed under the General Plan.

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. There has not been a significant change in the roadway infrastructure here. However, if sanitary sewer utilities were not previously present in this area, they have likely been brought closer to the subject property with the development of several residential subdivisions nearby.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. While it is not necessarily the result of an error in the Northeast County Sector Plan, the predominant LDR (Low Density Residential) land use classification in this area is at odds with the high prevalence of the RB (General Residential) zone here. The RB zone permits up to 12 du/ac by right and is not permitted in the LDR classification. It is permitted in the requested MDR (Medium Density Residential) land use classification.

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

1. There is no specific government policy that pertains to the requested MDR land use classification.

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

1. There has been a steady increase in the residential population around the subject property. Residential development includes the completion of the Meadows of Millertown subdivision in 2009 to the east, the Rushland Park subdivision in 2018 to the northeast, and the ongoing construction of the Clear Spring Plantation subdivision to the south.
2. There is a large commercial node 1/5 mile to the west where a Walmart was expanded in 2007 and where there has been significant service-oriented commercial infill development over the past 15 years.
3. These changes in the residential population and commercial amenities supports approval of the MDR land use classification on the subject property.

Action: Approved

Meeting Date: 5/9/2024

Details of Action:

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it is compatible with changing development and population trends in the area.

Date of Approval: 5/9/2024

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: 6/24/2024

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: