# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT





Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

| General Location:   | East side N. Campbell Station Rd., south of El Rancho Trl.  |               |        |
|---------------------|---|---------------|--------|
| Other Parcel Info.: |   |               |        |
| Tax ID Number:      | 117 011   | Jurisdiction: | County |
| Size of Tract:      | 20 acres  |               |        |
| Accessibility:      | Access is via N. Campbell Station Rd., a minor arterial street with 19' of pavement width within 55' of right-of-way. |               |        |

#### GENERAL LAND USE INFORMATION

| Existing Land Use:    | Residence and vacant land     |                                  |  |    |
|-----------------------|-------------------------------|----------------------------------|--|----|
| Surrounding Land Use: |                               |                                  |  |    |
| Proposed Use:         | Residential subdivision       | on                               | Density: 2 du/ac                               |    |
| Sector Plan:          | Northwest County              | Sector Plan Designation:         | AG w/ HP                                       |    |
| Growth Policy Plan:   | Rural Area                    |                                  |  |    |
| Neighborhood Context: | This area is develope zoning. | d with agricultural and rural to | low density residential uses under A, RA and I | PR |

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

Street:

1808 N Campbell Station Rd

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

| Current Zoning:    | RA (Low Density Residential) |
|--------------------|------------------------------|
| 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: AG (Agricultural)

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.:

|                        |  | IPC ACTION AND DISP  | OSITION  |                            |
|------------------------|--|--|--|----------------------------|
| Planner In Charge:     | Michael Brusse   |  |  |                            |
| Staff Recomm. (Abbr.): | Residential) and   |  | ne Northwest County Sector Plan to LDR (L<br>Commission also adopt the sector plan ame   |                            |
| Staff Recomm. (Full):  | approvable und   |  | g with most of the surrounding area. RA zo<br>esignation. It is appropriate to amend the s<br>ial) zoning of the area.   |                            |
| Comments:              | SECTOR PLAN  | I REQUIREMENTS FROM GENE   | RAL PLAN (May meet any one of these):  |                            |
|                        | CHANGES OF   | CONDITIONS WARRANTING A  | MENDMENT OF THE LAND USE PLAN:   |                            |
|                        | THE PLAN ANE<br>No known impro<br>has about 19' of<br>handle the addi  | D MAKE DEVELOPMENT MORE<br>ovements have been made recer<br>f pavement width and is classifie<br>tional traffic that would be genera | OS OR UTILITIES THAT WERE NOT ANTION<br>FEASIBLE:<br>http://to.this.section.of N. Campbell Station.Ro<br>d as a minor arterial street. The street is su<br>ated by low density residential development<br>need to be extended to serve the site. | d., but it<br>ifficient to |
|                        | The current sec<br>with the current<br>RA. It is approp  | RA zoning. This property is one<br>priate to amend the sector plan to<br>ural plan designation is likely in p                        | MISSION IN THE PLAN:<br>agricultural uses for the site, which is not co<br>of many tracts in the area that are currently<br>precognize the RA zoning already in place.<br>lace because the property is located in the                            | / zoned<br>The             |
|                        | IN CERTAIN AF<br>Other properties  | REAS:<br>s along N. Campbell Station Rd.,  | AS A DECISION TO CONCENTRATE DEV<br>including a similar site to the north, have be<br>lensity residential uses. This proposal conti  | een                        |
|                        | OF THE ORIGII<br>Other developm  | NAL PLAN PROPOSAL:<br>nents along N. Campbell Station  | R TRAFFIC THAT WARRANT RECONSIDE<br>Rd. have been approved for PR zoning in th<br>continues that development trend.  |                            |
| Action:                | Approved   |  | Meeting Date: 5/11/20 <sup>-</sup>   | 17                         |
| Details of Action:     |  |  | -  |                            |
| Summary of Action:     | Adopt Resolution #5-B-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the amendment. |  |  |                            |
| Date of Approval:      | 5/11/2017  | Date of Denial:  | Postponements:   |                            |
| Date of Withdrawal:    |  | Withdrawn prior to public  | ation?: 🗌 Action Appealed?:  |                            |
|                        | I EGIS   | LATIVE ACTION AND I  |  |                            |

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission Date of Legislative Action: 6/26/2017

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:         |