

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-B-19-SP

Related File Number: 5-E-19-RZ

Application Filed: 3/25/2019

Date of Revision:

Applicant: STEVE MADDIX

PROPERTY INFORMATION

General Location: West side of Triplett Lane, South of Kingston Pike

Other Parcel Info.:

Tax ID Number: 132 021

Jurisdiction: County

Size of Tract: 5.1 acres

Accessibility: Access is via Triplett Lane, a local street, with a pavement width of 22.3 feet within a right-of-way width of 50 feet. Access is also via Franklin Boulevard, a private street.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential

Surrounding Land Use:

Proposed Use: Residential

Density: 7 du/ac

Sector Plan: Southwest County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The area is adjacent to the commercial corridor along Kingston Pike, which consists of a mix of commercial, office and public uses. It is also near the node of Pellissippi Parkway and Kingston Pike. The area to the south of the corridor consists primarily of single family residential neighborhoods.

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

Street: 127 Triplett Lane

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: 5-C-80-RZ

Extension of Zone:

History of Zoning:

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: Liz Albertson

Staff Recomm. (Abbr.): ADOPT RESOLUTION #5-B-19-SP, amending the Southwest County Sector Plan to MDR (Medium Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Staff Recomm. (Full): This site is located within the Planned Growth Area of the Growth Policy Plan and is adjacent to the Urban Growth Area for the City of Knoxville. The area is located adjacent to the commercial corridor of Kingston Pike and within 1000' feet of the commercial node of Kingston Pike and the Pellissippi Parkway. Medium density residential and office uses provide a transition between commercial and single family residential uses. Staff recommends approval of the MDR (Medium Density Residential) sector plan designation, which will accommodate the requested PR (Planned Residential) zone up to 7 du/ac.

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. No major changes have occurred since the last update of the Southwest County Sector Plan in 2016.

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

1. No new roads or utilities have been developed in the area since the adoption of the Southwest County Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The plan should have recognized the potential for additional residential density to be accommodated on the adjacent rural residential and vacant parcels as a transition between the existing commercial corridor along Kingston Pike to the north and the single family residential neighborhoods.

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

1. The Southwest County Sector continues to be fast growing part of Knox County.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. 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.
2. 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: 5/9/2019

Details of Action:

Summary of Action: ADOPT RESOLUTION #5-B-19-SP, amending the Southwest County Sector Plan to MDR (Medium Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Date of Approval: 5/9/2019

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: 6/24/2019

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: