

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-B-20-SP Related File Number: 5-L-20-RZ
Application Filed: 3/30/2020 Date of Revision:
Applicant: INDEPENDENT HEALTHCARE PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side of Reagan Rd., north of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 01101 & 013 Jurisdiction: County
Size of Tract: 17.1 acres
Accessibility: Access is via Reagan Road, a minor collector, with a pavement width of 18.3 feet and a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant and rural residential
Surrounding Land Use:
Proposed Use: Density: 10 du/ac
Sector Plan: Northwest County Sector Plan Designation: LDR (LowDensity Residential) & TP (Technology P
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is comprised of a mix of single family residential and business parks, with some remaining large, agricultural, rural residential tracts. It is located within a half-mile of Pellissippi Parkway / Hardin Valley Road interchange.

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

Street: 2433 & 2421 Reagan Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)/ TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)
Former Zoning: A (Agriculture) / TO (Technology Overlay)
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: 12-V-83-RZ, 12-FF-83-RZ, 1-C-20-RZ
Extension of Zone: No
History of Zoning: 1-B-20-SP & 1-C-20-RZ: TP (Technology Park) / TO (Technology Overlay) to LDR (Low Density Residential) / TO (Technology Overlay)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & TP (Technology Park)

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-20-SP amending the Northwest County Sector Plan because the MDR (Medium Density Residential) sector plan designation provides a transitional land use from the more intense Technology and Business Park classifications and the adjacent Low Density Residential areas, per attached resolution, Exhibit A.

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 Northwest County Sector continues to be one of the most rapidly growing parts of Knox County.
2. Since the population has continued to grow additional opportunities for increased residential development is warranted.

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 that make development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is not an obvious or significant error or omission in the plan, however, a transitional land use classification of MDR would provides a buffer between the more intense zones allowed in the Technology and Business Park land use classifications and the adjacent low density residential development.

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

1. The population of the Northwest County Sector continues to grow, warranting reconsideration of the original plan proposal for additional opportunities to accommodate a variety of residential types.
2. The Northwest County and Southwest County Sectors have the largest number of residents over the age of 60 and a variety of housing types are needed to accommodate this segment of the population.

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:

Action: Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action: Adopt resolution #5-B-20-SP amending the Northwest County Sector Plan because the MDR (Medium Density Residential) sector plan designation provides a transitional land use from the more intense Technology and Business Park classifications and the adjacent Low Density Residential areas, per attached resolution, Exhibit A.

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

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: