

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-B-21-SP                      Related File Number: 5-I-21-RZ  
Application Filed: 3/29/2021              Date of Revision:  
Applicant: URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

**General Location:** Long Farm Way at Yarnell Road, north side of Yarnell Road and west of N. Campbell Station Road  
**Other Parcel Info.:**  
**Tax ID Number:** 130 A A 00212                      **Jurisdiction:** County  
**Size of Tract:** 18.86 acres  
**Accessibility:** Access is via Yarnell Road a major collector with a pavement width of 20.4-ft within a right-of-way width 60 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** 2 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** A (Agricultural) / HP (Hillside Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The area is primarily a mix of forested steep slopes and cleared large lot agricultural lands with some properties that are transitioning to single family residential neighborhoods.

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

**Street:** 0 Long Farm Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, RR (Rural Residential) is adjacent to the east; PR zoning is adjacent to the east and west  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural) / HP (Hillside Protection)  
**Requested Plan Category:** RR (Rural Residential) / HP (Hillside Protection)

## **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.):

Approve RR (Rural Residential) / HP (Hillside Protection) because it is consistent with the Growth Policy Plan and consistent with the adjacent zoning.

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 West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
2. The Hardin Valley Mobility Plan adopted in 2019 prioritized improvement projects in the Hardin Valley area and specified three options for long-term (6-10+ years) safety projects for N. Campbell Station Road, including the addition of shoulders or a new connection and partial realignment. (See Exhibit C).
3. Medium term (3-5 years) safety projects at the intersection with Campbell Station and Yarnell Road are also recommended, including a roundabout or a traffic signal (See Exhibit C).

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

1. There have been no new road improvements in this area.
2. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school built for the Hardin Valley community by Knox County Schools. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.
3. While utility infrastructure does support additional residential growth in the area, the adopted Growth Policy Plan does not support residential densities greater than 2 du/ac, thus the Rural Residential is the maximum residential land use classification that staff can support at this location

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding these parcels. The 2016 update of the Northwest County Sector Plan took into consideration that this area is within the Rural Area of the Growth Policy Plan, which is intended to remain rural through limiting residential density growth and development of commercial and industrial land uses.
2. Zoning for residential densities in the general area is approximately 2 du/ac, which the proposed Rural Residential land use classification recommends.
3. The slope analysis yields a recommended density of 1.8 du/ac, the RR (Rural Residential) land use classification is consistent with the maximum recommended residential density in the Hillside Protection (HP) Overlay land use classification

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

1. The existing Rural Residential land use classification allows consideration of additional residential density at this location; density at up to 2 dwelling units per acre and the majority of the surrounding residential densities are within that range as well.
2. The slope analysis for the property also recommends a reduced density.

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:** 5/13/2021

**Details of Action:** Approve RR (Rural Residential) / HP (Hillside Protection) because it consistent with the Growth Policy Plan, is consistent with the adjacent zoning and meets all the requirements for a sector plan amendment.

**Summary of Action:** Approve RR (Rural Residential) / HP (Hillside Protection) because it consistent with the Growth Policy Plan, is consistent with the adjacent zoning and meets all the requirements for a sector plan amendment.

**Date of Approval:** 5/13/2021 **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:** 6/28/2021 **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:**