

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 6-A-17-SP                      **Related File Number:** 6-A-17-RZ  
**Application Filed:** 4/18/2017              **Date of Revision:**  
**Applicant:** BALL HOMES LLC

### PROPERTY INFORMATION

**General Location:** South side Choto Rd., southeast of S. Northshore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 013                      **Jurisdiction:** County  
**Size of Tract:** 27.3 acres  
**Accessibility:** Access is via Choto Rd., a minor collector street with 22' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:** 4.5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** RR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is primarily developed with agricultural and rural to low density residential uses under A and PR zoning. A commercial node has been established at the intersection of Choto Rd. and S. Northshore Dr., zoned CN.

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

**Street:**  
**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:** None noted  
**Extension of Zone:** Yes, extension of LDR from the north and west  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** RR (Rural Residential)

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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #6-A-17-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is adjacent to PR zoning at densities between 3 and 5 du/ac, under the LDR plan designation. It is appropriate to amend the sector plan map to allow the extension of low density residential development to this property.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No known improvements have been made recently to Choto Rd., but it has about 22' of pavement width and is classified as a minor collector street. The nearby intersection of Choto Rd. and Northshore Dr. was improved with the construction of a traffic circle, improving the safety and traffic flow through the intersection. Choto Rd. is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes rural residential uses for the site, consistent with the current A zoning. This property is adjacent to the Planned Growth Area on the Growth Policy Plan map and is in close proximity to other low density residential development.

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

Many properties in the immediate area have been approved for low density residential uses and developed with subdivisions. This proposal continues that trend.

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

Other developments in the area have been approved for PR zoning in the low density residential density range. This proposal continues that development trend.

Action: Approved

Meeting Date: 6/8/2017

Details of Action:

Summary of Action: Adopt Resolution #6-A-17-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 6/8/2017

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: 7/24/2017

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**