

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 6-A-21-SP

Related File Number: 6-B-21-RZ

Application Filed: 4/16/2021

Date of Revision:

Applicant: KARLA GOINS

PROPERTY INFORMATION

General Location: South Side of Ball Camp Pk / Schaad Rd. Extension, west of Hitching Post Dr.

Other Parcel Info.:

Tax ID Number: 104 054

Jurisdiction: County

Size of Tract: 0.86 acres

Accessibility: Access is via the Schaad Road extension which is under construction as a 3-lane median divided right-of-way of 112' with sidewalks.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County **Sector Plan Designation:** OS (Open Space)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area consists of a mix of single family residential with rural residential and agricultural/forestry/vacant lots transitioning to single family residential in areas adjacent to the Schaad Road improvements.

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

Street: 8700 Ball Camp Pk.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning: CN (Neighborhood Commercial)

Previous Requests:

Extension of Zone: No

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)

Requested Plan Category: NC (Neighborhood Commercial)

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 NC (Neighborhood Commercial) because the forthcoming major improvements for Schaad Road will provide access for this property.

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 right-of-way acquisition for the Schaad Road improvements reduced the size of this parcel to less than an acre in size (approximately 0.86 acres).
2. Designating this parcel as NC (Neighborhood Commercial) will only allow consideration of the CN (Neighborhood Commercial) zone district which limits building size to 5,000 square feet and the permitted uses in that zone district are intended to be those that frequented by neighborhood residents.
3. A sidewalk network will be installed along both sides of the Schaad Road extension in this area providing a safe way for residents in adjacent neighborhoods to access the existing Ball Camp Park and this proposed neighborhood commercial area.
4. County Engineering determined that left and right turn movements into the site from Schaad Road is acceptable, however, only right out turn movements will be allowed onto Schaad Road.

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

1. The improvements to Schaad Road in this area are expected to begin construction soon. Additional residential growth along the Schaad Road extension is anticipated as well with the construction of the improved roadway and sidewalk network.
2. County Engineering determined that left and right turn movements into the site from Schaad Road is acceptable, however, only right out turn movements will be allowed onto Schaad Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan did not consider the development potential of the reduced parcel size by the right-of-way acquisition for the Schaad Road network.

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

1. Population and new residential development are expected to increase in this area as the new road improvements are constructed.

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: 7/8/2021

Details of Action:

Summary of Action: Approve NC (Neighborhood Commercial) because the forthcoming major improvements for Schaad Road will provide access for this property.

Date of Approval: 7/8/2021 **Date of Denial:** **Postponements:** 6/10/2021

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/23/2021

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: