

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 6-B-22-SP

Related File Number: 6-J-22-RZ

Application Filed: 4/27/2022

Date of Revision:

Applicant: WAYNE KLINE

## PROPERTY INFORMATION

General Location: North of Oak Ridge Hwy., west side of Pennell Ln.

Other Parcel Info.:

Tax ID Number: 78 J E 037

Jurisdiction: County

Size of Tract: 1.15 acres

Accessibility: Access is via Pennell Lane, a local street, with a pavement width of 19-ft within a right-of-way width of 50-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County      Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is mostly single family residential properties adjacent to the commercially zoned corridor along Oak Ridge Highway.

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

Street: 6909 Pennell Ln.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests:

Extension of Zone: Yes, GC and CA are adjacent to the south and east

History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General 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.): Deny the sector plan amendment to GC (General Commercial) because it is not compatible with the adjacent residential neighborhood.

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) There are no changes warranting condition of a plan amendment at this location, the residential neighborhood has been established in this area since the 1950s.
- 2) Though there has been some expansion of the GC land use classification and CA zoning since 2003 it has remained primarily adjacent to the Karns Crossing Business Park on property to the west of a tributary of Beaver Creek.
- 3) A condition of the 2008 rezoning to CA on a portion of parcel 078 15401 (6927 Pennell Lane) for case 7-H-08-RZ recognized the residential character of the properties adjacent to Pennell Lane. The conditions states "that there shall be no access to the commercial use from Pennell Ln. Alternative access to this site through adjacent CA zoned areas must be obtained for commercial use to be permitted."

### 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 utility expansions in this area.
- 2) Pennell Lane is a local street surrounded primarily by single family residential homes. It dead ends approximately 1,200 feet off of Oak Ridge Highway and has an average pavement width of 19-ft without a paved turnaround facility (e.g. cul-de-sac or hammerhead).
- 3) Right-of-way acquisition for a widening project of Oak Ridge Highway in this area is not anticipated to begin until mid-2026, with actual construction not occurring for probably 5 to 7 years from now.

### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1) In sector plans, the GC land use classification is noted for concerns related to traffic congestion and safety, as well as environmental impacts and is therefore not recommended to be extended because of those adverse effects.
- 2) The sector plan recognized the properties with frontage on Oak Ridge Highway and with CA zoning, however, the properties that only have frontage on a local street in a residential neighborhood were not recognized. The existing uses of those properties are single family homes and the character of the area is primarily single family residential.

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

- 1) Though there has been some growth in the existing GC land use classification in this area, it has remained mostly west of the tributary of Beaver Creek, adjacent to the BP-1 area around Karns Crossing Lane, providing a natural buffer to the adjacent residential neighborhood.
- 2) The nearby CA rezoning in 2008, noted previously, stated that access must be obtained through the adjacent commercially zoned properties, not using Pennell Lane, before a commercial use could be permitted at 6927 Pennell Lane.
- 3) The trend in development in this area is to keep the commercial uses concentrated to properties with frontage on Oak Ridge Highway and the business park around Karns Crossing Lane.

Action: Denied

Meeting Date: 6/9/2022

Details of Action:

**Summary of Action:** Deny the sector plan amendment to GC (General Commercial) because it is not compatible with the adjacent residential neighborhood.

**Date of Approval:** **Date of Denial:** 6/9/2022 **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 6/13/2022

### ***LEGISLATIVE ACTION AND DISPOSITION***

<b>Legislative Body:</b>	Knox County Commission	<b>Date of Legislative Action, Second Reading:</b>
<b>Date of Legislative Action:</b>	7/25/2022	<b>Other Ordinance Number References:</b>
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>
<b>Disposition of Case:</b>	Denied	<b>If "Other":</b>
<b>If "Other":</b>		<b>Amendments:</b>
<b>Amendments:</b>		<b>Effective Date of Ordinance:</b>
<b>Date of Legislative Appeal:</b>		