

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT NORTH 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:** 7-A-09-SP                      **Related File Number:** 7-B-09-RZ  
**Application Filed:** 5/13/2009              **Date of Revision:**  
**Applicant:** KALEA DERRY

### PROPERTY INFORMATION

**General Location:** South side Andersonville Pike, west of Eiffel Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 19 040    **Jurisdiction:** County  
**Size of Tract:** 2.98 acres  
**Accessibility:** Access is via Andersonville Pike, a minor collector street with 17' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Six residential lots    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Ag / RR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with low and rural density residential and agricultural uses, under A and RA zoning.

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

**Street:** 8441 Andersonville Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of LDR plan designation and RA zoning.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** AG/RR (Agricultural/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 # 7-A-09-SP, amending the North County Sector Plan to LDR (Low Density Residential) for this site and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

The requested sector plan amendment is an extension of the established LDR designation from the north and east, where two low density residential subdivisions are located, including one large development accessed from York Rd. The addition of this small parcel to the LDR designation is compatible with the area and should have minimal impact.

Comments:

SECTOR PLAN REQUIREMENTS:

The Knoxville-Knox County General Plan 2032 states that a plan amendment may be approvable because it is a logical extension of an existing boundary. To be considered a logical extension, it should not violate clear physical boundaries intentionally depicted on the plan map, such as a road, a stream or a ridge line, and should be smaller than the area being extended. This application clearly meets these criteria and is therefore the primary basis for staff's recommended approval of this sector plan amendment.

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
NEW ROAD OR UTILITY IMPROVEMENTS:

No road improvements have been made recently in the area. Sewer can be extended from the two adjacent subdivisions to the east.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The development pattern in this area is currently composed of rural to low density residential uses, including two RA zoned subdivisions to the north and east. There is also a subdivision to the south off of Andersonville Pike, that is zoned PR at up to 4 du/ac. In total, there are about 150 acres of land already zoned for and developed with residential subdivisions in the immediate vicinity of this site. This minor plan amendment of about 3 acres is consistent with that pattern.

Action:

Approved

Meeting Date: 7/9/2009

Details of Action:

Summary of Action:

ADOPT Resolution # 7-A-09-SP, amending the North County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment.

Date of Approval:

7/9/2009

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:

8/24/2009

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:**