

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 7-A-20-SP                      Related File Number: 7-A-20-RZ  
Application Filed: 5/14/2020              Date of Revision:  
Applicant: SCOTT WILLIAMS & ASSOCIATES

## PROPERTY INFORMATION

**General Location:** Southwest corner of Kimberlin Heights Rd. & Bays Mountain Rd. intersection  
**Other Parcel Info.:**  
**Tax ID Number:** 126 13803                      **Jurisdiction:** County  
**Size of Tract:** 3.29 acres  
**Accessibility:** Access is via Kimberlin Heights Road, a minor arterial, with a pavement width of 20 feet within a right-of-way width of 60 feet. Access is also via Bays Mountain Road, a local street, with a pavement width of 20 feet within a right of way width of 40 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** AG (Agricultural)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The area is primarily a mix of large, rural residential, agricultural and vacant lots, as well as single family residential homes.

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

**Street:** 0 Bays Mountain Rd.  
**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:** No.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural)

Requested Plan Category: RR (Rural 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Adopt resolution #7-A-20-SP amending the South County Sector Plan to RR (Rural Residential) because of changing conditions in the area warranting amendment of the land use plan per attached resolution, Exhibit A.

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 Johnson University campus and student population continues to grow in this area of South Knox County, warranting additional opportunities for residential development.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan for this area.

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

1. The Johnson University campus continues to grow and additional opportunities for residential development warrant reconsideration of the sector plan for this location.  
2. This area is within the Rural Area of the Growth Policy Plan.

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: 7/9/2020

Details of Action:

Summary of Action: Adopt resolution #7-A-20-SP amending the South County Sector Plan to RR (Rural Residential) because of changing conditions in the area warranting amendment of the land use plan per attached resolution, Exhibit A.

Date of Approval: 7/9/2020

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:** 8/24/2020

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**