

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 7-A-22-SP **Related File Number:** 7-B-22-RZ
Application Filed: 5/10/2022 **Date of Revision:**
Applicant: STUART ANDERSON / GEORGE ARMOUR EWART ARCHITECT

PROPERTY INFORMATION

General Location: South side of S. Northshore Dr., east of Myart Ln., southwest of Wrights Ferry Rd.
Other Parcel Info.:
Tax ID Number: 133 L B 026 & 025 **Jurisdiction:** County
Size of Tract: 0.8 acres
Accessibility: Access is via S. Northshore Drive, a major arterial with a pavement width of 41-ft within a right-of-way width of 88-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This is the commercial node of Rocky Hill along S. Northshore Drive, abutting single family and multi-family residential neighborhoods.

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

Street: 7746 & 7750 S. Northshore Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests:
Extension of Zone: Yes, NC is adjacent. No, CN is not adjacent, but C-G-2 is adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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 the sector plan amendment to NC (Neighborhood Commercial) because it is consistent with the adjacent development.

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. These properties have frontage on S. Northshore Drive, as do the other commercial areas in Rocky Hill that also have commercial zoning. This area has remained relatively the same, however, there has been some additional residential development just to the west of this commercial node.

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

1. No new roads or utilities are anticipated, however, this extension of the NC land use classification is in an area well served by existing infrastructure.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. When the Southwest County Sector Plan was updated, integrating these two parcels into the NC designated area of Rocky Hill should have been considered because they have frontage on S. Northshore Drive, like the other adjacent NC area. However, the existing use of single family residential homes on the subject property may have prompted retaining the LDR classification.
2. The frontage on S. Northshore and adjacency to existing NC characteristics of the subject property lends to the potential expansion of the commercial area at this location.

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

1. While there are no new trends in development in this particularly area, this commercial node in Rocky Hill is surrounded by residential development within a walkable distance to these commercial areas.
2. Continuing to develop the sidewalk network in this area would make access to these commercial properties safer for pedestrians from the adjacent residential areas.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to NC (Neighborhood Commercial) because it is consistent with the adjacent development.

Date of Approval:

7/14/2022

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: 8/22/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: