CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 7-C-17-SP **Application Filed:** 5/25/2017 **Applicant:** VICTOR JERNIGAN

Related File Number: 7-G-17-RZ Date of Revision:

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PROPERTY INFORMATION

General Location:	North side Canton Hollow Rd., east of Woody Dr.		
Other Parcel Info.:			
Tax ID Number:	143 K A 008,009&010	Jurisdiction:	County
Size of Tract:	3.7 acres		
Accessibility:	Access is via Canton Hollow Rd., a major collector street with 19' of pavement width within 65-80' of right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Dwellings		
Surrounding Land Use:			
Proposed Use:	Residential development		Density: 8 du/ac
Sector Plan:	Southwest County	Sector Plan Designation: LDR	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is developed with a range of agricultural, rural, low and medium density residential uses under A, PR, RA and RB zoning.		

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

Street:

826 Canton Hollow 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:	None noted	
Extension of Zone:	No	
History of Zoning:	None noted	

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium 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 DENY MDR (Medium Density Residential) sector plan designation. Staff Recomm. (Abbr.): Staff Recomm. (Full): Approval of medium density residential uses for this site would be a spot plan amendment in an area surrounded by low density residential uses. With the exception of Edgewater Subdivision at about 6 du/ac, all of the properties in the immediate area that have access to Canton Hollow Rd. have a developed density of less than 5 du/ac. When taken as a whole, the density in the surrounding area averages far less than 5 du/ac, which is the maximum density allowed under the LDR plan designation. The current LDR designation is appropriate for this property and should remain in place. The current sector plan proposes LDR all along Canton Hollow Rd. from Kingston Pike south to the lake. SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these): Comments: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE: No known improvements have been made in the vicinity of this site. The development pattern for this and surrounding sites is well established as low density residential. AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The Southwest County Sector Plan appropriately designates this site for low density residential uses, consistent with the surrounding area. There are no medium density residential plan designations along Canton Hollow Rd. The majority of zoning along Canton Hollow Rd. includes either Agricultural, RA or PR zoning at less than 5 du/ac, consistent with the low density residential sector plan designation, with three exceptions. One is Edgewater Subdivision to the southeast, zoned at up to 6 du/ac. Two more are north, almost to Kingston Pike, zoned PR at up to 8 du/ac. All of these developments were approved prior to required sector plan amendments with inconsistent rezoning applications, so the plan designation remains LDR, and has not changed with subsequent plan updates. A plan amendment to MDR for the subject property would be a spot plan amendment. CHANGES IN GOVERNMENT POLICY. SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS: There has been no change in public/government policy at this time that warrants the requested amendment to the sector plan. TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: The development pattern for this and surrounding sites is well established as low density residential, and there is no valid reason to amend the plan for this site only. Action: Meeting Date: 7/13/2017 Approved **Details of Action:** ADOPT RESOLUTION #7-C-17-SP, amending the Southwest County Sector Plan to MDR (Medium Density Residential) and recommend that County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.) Summary of Action: Adopt Resolution #7-C-17-SP, amending the Southwest County Sector Plan to MDR (Medium Density Residential) and recommend the Knox County Commission also approve the sector plan amendment. Date of Approval: 7/13/2017 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:	8/28/2017	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: