

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 7-E-22-SP Related File Number: 7-K-22-RZ
Application Filed: 5/27/2022 Date of Revision:
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: East of Ridgeview Rd., north of Booher Rd.
Other Parcel Info.:
Tax ID Number: 21 159 Jurisdiction: County
Size of Tract: 15.03 acres
Accessibility: Access is via Ridgeview Road, a minor arterial with a pavement width of 16-ft within a right-of-way width of 70-ft. Access is also off another segment of Ridgeview Road that is classified as a minor collector with a pavement width of 16-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density: 2 du/ac
Sector Plan: Northeast County Sector Plan Designation: AG & HP
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily a mix of large agricultural lots and rural residential lots with some forested steep slopes and pasture land.

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

Street: 7600 Ridgeview 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) & HP (Hillside Protection)

Requested Plan Category: RR (Rural Residential) & HP (Hillside Protection)

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 RR (Rural Residential) and HP (Hillside Protection) because it consistent with the development in the area.

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. A new middle school within a mile of the subject property opened in 2018.
2. Residential growth has been occurring in this area for the last 15 years, particularly since the establishment of the newer Gibbs schools.
3. Rezoning within the last 5 years to accommodate additional residential are particularly notable in areas within a mile of the new schools.

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

1. Within the nearby Harbison Crossroads Mixed Use Special district road improvements have occurred in the last decade around Emory Road and Tazewell Pike.
2. This area is served by the Hallsdale-Powell and Northeast Knox Utility Districts and is adjacent to the Planned Growth Area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There isn't an obvious or significant error or omission in the plan.

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

1. Residential development is increasing in this area around the new Gibbs schools.
2. There has been a trend of rezoning land within a half mile of the Harbison Crossroads Mixed Use Special District, where the majority of commercial activity is for the Gibbs Community and where road improvements have occurred.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because it consistent with the development in the area.

Date of Approval:

8/11/2022

Date of Denial:

Postponements: 7/14/2022

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 9/26/2022

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: