

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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File Number: 7-H-17-SP **Related File Number:** 7-M-17-RZ
Application Filed: 6/1/2017 **Date of Revision:**
Applicant: MESANA INVESTMENTS

PROPERTY INFORMATION

General Location: Southeast side Yarnell Rd., northeast of Lamons Quarry Ln.
Other Parcel Info.:
Tax ID Number: 117 076 & 077 **Jurisdiction:** County
Size of Tract: 15.5 acres
Accessibility: Access is via Yarnell Rd., a major collector street with 24' of pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural and rural residential uses under A zoning.

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

Street: 11238 Yarnell 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: AG (Agricultural)
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-H-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is surrounded by Agricultural zoning and an Agricultural sector plan designation. However, because the property is less than a half mile from the Planned Growth Area and PR development at 3 du/ac, it is appropriate to amend the sector plan map to allow low density residential development on this property, as long as consistent with the policies of the Growth Policy Plan.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

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 recently to Yarnell Rd., but it has about 24' of pavement width and is classified as a major collector street. Yarnell Rd. is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes Agricultural uses for the site, consistent with the current A zoning and the Growth Plan designation as Rural Area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Several properties within a mile to the east have been approved for low density residential uses and developed with subdivisions. This proposal continues that trend to the extent allowable with the Rural Area on the Growth Policy Plan.

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

Development has been very limited within this Rural Area designated corridor along Yarnell Rd. The recommended zoning and density will keep this development more compatible with the trends in the area.

Action: Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: Adopt Resolution #7-H-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt 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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: