

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 #8-A-14-SP, amending the North 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 recommendation is a minor expansion (30,000 square feet) of the already established low density residential plan designated area to the west.

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 road improvements have been made recently in the area. E. Beaver Creek Dr. is a major collector street with sufficient capacity to handle new traffic generated by residential development of this site. Utilities are available in the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for general commercial uses for a portion of the site, consistent with the CA zoning. However, the CA zoned area is not developed with any commercial uses. The applicant wishes to extend the low density residential uses into the subject area from the southwest.

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

MPC recommended approval and Knox County Commission approved PR zoning at up to 5 du/ac on adjacent property to the west earlier this year (4-C-14-RZ), establishing the current residential pattern. This request is a minor expansion of those uses.

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

Since the GC designated area proposed to be changed is not developed with any commercial uses and a residential pattern is already established on adjacent property, LDR uses are appropriate for this site.

Action: Approved

Meeting Date: 8/14/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION #8-A-14-SP, amending the North County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 8/14/2014

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: 9/22/2014

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: