CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number:	8-A-21-SP	Related File Number:	8-A-21-RZ
Application Filed:	5/10/2021	Date of Revision:	
Applicant:	BENJAMIN C. MULLINS O/B/C	DAVID EUBANKS	

PROPERTY INFORMATION

General Location:	North of High Meadow Drive, east of Lovell Road, south of Bob Gray Road.		
Other Parcel Info.:			
Tax ID Number:	118 H C 001, 002, 00301, 004, OTHER: 118 066 & 118 I Jurisdiction: County		
Size of Tract:	7.77 acres		
Accessibility:	Access is via Lovell Rd, a minor arterial, with a pavement width of 70-ft, within a right-of-way width of 100-ft.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/forestry/va	cant	
Surrounding Land Use:			
Proposed Use:			Density:
Sector Plan:	Northwest County	Sector Plan Designation:	O (Office) & HP (Hillside Protection), LDR (Low De
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area of Lovell Road is within a half-mile of the Pellissippi Parkway and is part of the Tennessee Technology Corridor area. It is a mix of single family and multi-family neighborhoods, and some office and commercial uses along the roadway.		

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

Street:

1308 , 1304, 1232, 0 & 0 Lovell Road and 0 High Meadow Drive

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) / TO (Technology Overlay), OB (Office, Medical, and Related Services) / TO (Technology Overlay), RA (Low Density Residential) / TO (Technology Overlay), RB (General Residential) / TO (Technology Overlay)
Former Zoning:	
Requested Zoning:	PC (Planned Commercial) / TO (Technology Overlay)
Previous Requests:	11-F-O4-RZ
Extension of Zone:	MU-SD NWCO-4 and PC/TO is adjacent to the northeast across the street.
History of Zoning:	11-F-04-RZ: A/TO and RA/TO to OB/TO

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) & HP (Hillside Protection), LDR (Low Density Residential) & HP (Hillside Protection)

Requested Plan Category: MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) & 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 plan amendment to MU-SD NWCO-4 (Mixed Use Special District: Saddlebrook) because the improvements of Lovell Road, including sidewalks, increase pedestrian connectivity in this 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. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector. 2. The Hardin Valley Mobility Plan adopted in 2019 prioritized improvement projects in the area west of Pellissippi Parkway.
	INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE: 1. The Lovell Road improvements, including sidewalks, while anticipated, have increased pedestrian connectivity between the residential neighborhoods and the non-residential uses along Lovell Road. 2. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school built for the Hardin Valley community by Knox County Schools. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: 1. The MU-SD NWCO-4 should have been considered for the south side of Lovell Road as well, particularly since sidewalk improvements were in place when the last sector plan update occurred.
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: 1. The MU-SD NWCO-4 recommends a range of land use classifications, including commercial, office, and residential uses, providing a variety of options for development along Lovell Road.
	 State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304: The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.
Action:	Approved Meeting Date: 9/9/2021
Details of Action:	
Summary of Action:	Approve plan amendment to MU-SD NWCO-4 (Mixed Use Special District: Saddlebrook) because the improvements of Lovell Road, including sidewalks, increase pedestrian connectivity in this area.

Date o	of Appro	val:	
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9/9/2021

Date of Denial:

Date of Withdrawal:

Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission
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Date of Legislative Action:	10/25/2021	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: