# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT** 

#### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



| File Number:       | 8-A-22-SP           |
|--------------------|---------------------|
| Application Filed: | 6/24/2022           |
| Applicant:         | BENJAMIN C. MULLINS |

#### PROPERTY INFORMATION

| General Location:   | Eastern terminus of Palestine Ln, south of I-40/I-75            |                     |                       |
|---------------------|---|---------------------|-----------------------|
| Other Parcel Info.: | Portion of property outside of Town of Farragut                 |                     |                       |
| Tax ID Number:      | 141 079 (PART OF)   | Jurisdiction:       | County                |
| Size of Tract:      | 41.08 acres   |                     |                       |
| Accessibility:      | Access is via Palestine Lane, a local street with a 15-ft paven | nent width within a | a 42-ft right-of-way. |

Related File Number:

Date of Revision:

8-C-22-RZ

#### GENERAL LAND USE INFORMATION

| Existing Land Use:    | Agriculture/Forestry/\  | /acant Land              |  |
|-----------------------|---|--------------------------|--|
| Surrounding Land Use: |   |                          |  |
| Proposed Use:         |   |                          | Density: 5 du/ac                                 |
| Sector Plan:          | Southwest County  | Sector Plan Designation: | GC (General Commercial), HP (Hillside and Ridget |
| Growth Policy Plan:   | Planned Growth Area   | I                        |  |
| Neighborhood Context: | This area is comprised of several trucking facilities to the west along Palestine Lane, single family detached subdivisions to the south and east and an interstate highway to the north. |                          |  |

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

Street:

0 PALESTINE LN

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

| Current Zoning:    | PC (Planned Commercial) (k) |
|--------------------|-----------------------------|
| Former Zoning:     | A (Agricultural)            |
| Requested Zoning:  | PR (Planned Residential)    |
| Previous Requests: |                             |
| Extension of Zone: | No                          |
| History of Zoning: | 6-N-01-RZ: A to PC          |

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside Protection)

Requested Plan Category: LDR (Low Density 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 DISPOS  |  |
|------------------------|--|--|
| Planner In Charge:     | Jessie Hillman   |  |
| Staff Recomm. (Abbr.): | Deny the proposedStaff recommends approval of the plans of serv<br>by the City of Knoxville. because it does not meet the location crite<br>adjacent land uses.  |  |
| Staff Recomm. (Full):  |  |  |
| Comments:              | SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERA these):   | L PLAN (May meet any one of  |
|                        | CHANGES OF CONDITIONS WARRANTING AMENDMENT OF T<br>1. Since Southwest County Sector Plan was adopted in 2016, a lar<br>near the subject property. This change of conditions makes the are<br>land use change from GC (General Commercial) to LDR (Low Den  | ge trucking facility has been built<br>a less compatible with the proposed   |
|                        | <ul> <li>INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES</li> <li>THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:</li> <li>1. There are no new roads that make development more feasible h<br/>identifies the nearby I-40/75 interchange at Watt Road as one need<br/>improve safety, capacity and operations.</li> <li>2. First Utility District (FUD) has indicated that sewer is not currentl</li> </ul>  | ere at this time. The sector plan<br>ding reconfiguration in order to  |
|                        | shown in the correspondence in Exhibit A. Sewer is not currently<br>possible offsite improvements. FUD has not accounted for the prop<br>development would impact their system capacity and require additi<br>3. The subject parcel does not currently have direct access to Pale<br>Palestine Ln near the parcel is an undeveloped single lane. If the a<br>Palestine Ln through a neighboring property, it would cut through o<br>subject parcel which would present engineering and environmental | uire a 3,500-ft line extension and<br>bosed residential zoning, and such<br>onal upgrades.<br>stine Ln, and the section of<br>pplicant were to gain access to<br>ne of the steepest areas of the |
|                        | AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE F<br>1. There are no significant errors or omissions in the sector plan th<br>2. The location criteria for the LDR land use designation are that it<br>slopes and that the land be served by water, sewer and collector ro<br>property has slopes greater than 25%, sewer infrastructure does no<br>served by a collector road. These features make the property incor  | at pertain to this property.<br>be on a site with less than 25%<br>pads. Almost 50% of the subject<br>ot exist, and the property is not  |
|                        | TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT<br>OF THE ORIGINAL PLAN PROPOSAL:<br>1. There are no trends occurring that warrant a residential designat<br>this area is characterized by heavy commercial activity, which is no<br>residential development as proposed.  | tion at this location. Development in  |
| Action:                | Approved N   | leeting Date: 9/8/2022   |
| Details of Action:     | Approve the sector plan amendment to LDR (Low Density Residen because the the adjacent property is a residential area and it is top residential versus commercial designation.   |  |
| Summary of Action:     | Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because the the adjacent property is a residential area and it is topographically more suitable for a residential versus commercial designation.   |  |
| Date of Approval:      | 9/8/2022 Date of Denial: Post  | ponements: 8/11/2022   |
| Date of Withdrawal:    | Withdrawn prior to publication?: 🗌 Action  | on Appealed?:  |

## LEGISLATIVE ACTION AND DISPOSITION

| Legislative Body:           | Knox County Commission |   |
|-----------------------------|------------------------|---|
| Date of Legislative Action: | 11/21/2022             | Date of Legislative Action, Second Reading: |
| Ordinance Number:           |                        | Other Ordinance Number References:          |
| Disposition of Case:        | Withdrawn              | Disposition of Case, Second Reading:        |
| If "Other":                 |                        | If "Other":                                 |
| Amendments:                 |                        | Amendments:                                 |
| Date of Legislative Appeal: |                        | Effective Date of Ordinance:                |