

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Deny the proposed Staff recommends approval of the plans of service for the property being annexed by the City of Knoxville. because it does not meet the location criteria for LDR and is incompatible with adjacent land uses.

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. Since Southwest County Sector Plan was adopted in 2016, a large trucking facility has been built near the subject property. This change of conditions makes the area less compatible with the proposed land use change from GC (General Commercial) to LDR (Low Density Residential).

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

- 1. There are no new roads that make development more feasible here at this time. The sector plan identifies the nearby I-40/75 interchange at Watt Road as one needing reconfiguration in order to improve safety, capacity and operations.
- 2. First Utility District (FUD) has indicated that sewer is not currently available at this property, as shown in the correspondence in Exhibit A. Sewer access would require a 3,500-ft line extension and possible offsite improvements. FUD has not accounted for the proposed residential zoning, and such development would impact their system capacity and require additional upgrades.
- 3. The subject parcel does not currently have direct access to Palestine Ln, and the section of Palestine Ln near the parcel is an undeveloped single lane. If the applicant were to gain access to Palestine Ln through a neighboring property, it would cut through one of the steepest areas of the subject parcel which would present engineering and environmental challenges.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no significant errors or omissions in the sector plan that pertain to this property.
- 2. The location criteria for the LDR land use designation are that it be on a site with less than 25% slopes and that the land be served by water, sewer and collector roads. Almost 50% of the subject property has slopes greater than 25%, sewer infrastructure does not exist, and the property is not served by a collector road. These features make the property incompatible with the LDR designation.

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

- 1. There are no trends occurring that warrant a residential designation at this location. Development in this area is characterized by heavy commercial activity, which is not conducive to low density residential development as proposed.

Action:

Approved

Meeting Date: 9/8/2022

Details 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.

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:

Postponements: 8/11/2022

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/21/2022

Ordinance Number:

Disposition of Case: Withdrawn

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: