

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-B-19-SP **Related File Number:** 8-N-19-RZ
Application Filed: 6/28/2019 **Date of Revision:**
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: These 2 parcels are situated between Old Tazewell Pike and Hyatt Road, east of Tazewell Pike and south of Ridgeview Road.
Other Parcel Info.: Parcel 39 L A 01200 is 1.12 acres.
Parcel 39 L A 01201 is 1.40 acres.
Tax ID Number: 39 L A 012.01 & 012.02 **Jurisdiction:** County
Size of Tract: 2.52 acres
Accessibility: Parcel 1201 is accessed from Old Tazewell Pike, which is a local road. It has a pavement width of approximately 60 feet. Parcel 1202 is accessed from Hyatt Road, also a local road, with a pavement width of 15 feet in a right-of-way of 30 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: 3 single-family dwelling units total on both parcels (actual density proposed = 1.19 du/acre) **Density:** 2 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural
Growth Policy Plan: Rural Area
Neighborhood Context: Along this stretch of both streets are single family homes in a rural setting. This stretch of Old Tazewell Pike contains lots that range in size from approximately 1/2 acre to 1-3/4 acres. This portion of Hyatt Road contains lots that range in size from approximately 1/2 acre to 2-1/2 acres.

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

Street: 5809 Hyatt Road & 0 Old Tazewell Pike
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: A (Agricultural)

Requested Plan Category: RR (Rural 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Adopt resolution No. 8-B-19-SP, amending the Northeast County Sector Plan to RR (Rural Residential) per attached resolution, Exhibit A.

Staff Recomm. (Full): Staff recommends adoption of resolution No. 8-B-19-SP, amending the Northeast County Sector Plan RR (Rural Residential) per attached resolution, Exhibit A, based on the fact that this area has developed with a density that coincides with that of the applicant's proposal.

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. There are no recent changes to conditions that would warrant amending the land use plan.

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

- 1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. Many lots in this area are noncompliant in terms of lot size. Upon the next sector plan update, this area should be considered for low density residential land use, which would bring existing properties into compliance while allowing development in kind.

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

- 1. This area has developed with single family homes ranging from 1/2 to 1-3/4 acre lots.
- 2. The densities on these stretches of Old Tazewell Pike and Hyatt Road range from 0.82 to 1.19 du/ac, respectively. The applicant's proposal would generate a density on those lots of 1.19 du/ac.

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. Once 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: 8/8/2019

Details of Action:

Summary of Action: Adopt resolution No. 8-B-19-SP, amending the Northeast County Sector Plan to RR (Rural Residential)

per attached resolution, Exhibit A.

Date of Approval: 8/8/2019 **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: 9/23/2019 **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:**