

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-B-22-SP Related File Number: 8-D-22-RZ
Application Filed: 6/24/2022 Date of Revision:
Applicant: TURNER HOMES, LLC

PROPERTY INFORMATION

General Location: North side of Jim Jones Ln., abutting Oak Ridge Hwy. to the east
Other Parcel Info.:
Tax ID Number: 76 007 Jurisdiction: County
Size of Tract: 9.71 acres
Accessibility: Access is via Oak Ridge Highway, a major 4-lane divided arterial. Access is also via Jim Jones Lane, a local street with a pavement width of 13-ft within a right-of-way width of 37-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a transitional area between a commercial-industrial area adjacent to a railroad and Oak Ridge Highway and a single family residential neighborhood.

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

Street: 0 JIM JONES LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: 12-DD-83-RZ: Addition of TO Overlay Zone / 10-U-92-RZ: Removal of TO Overlay Zone

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
Requested Plan Category: MDR (Medium 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve sector plan amendment to MDR (Medium Density Residential) because it provides a transitional land use classification between a commercial/industrial area and a single family neighborhood.

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. By 2003, a commercial self-storage facility and a gas station were developed in this area to the south of the subject property. Historically, the area adjacent to the railroad was zoned Industrial, then rezoned to Planned Commercial by the early 1990s. The subject property has remained undeveloped as PC since that time. The property is adjacent to a single family residential neighborhood that began development in the late 1950s and remains today.
2. In March of 2022, an area adjacent to the railroad was rezoned from PC to CB (Business and General Manufacturing). This plan amendment will create an opportunity for a transitional land use adjacent between the commercial zoning and the single family residential neighborhood.

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

1. Improvements to Jim Jones Lane will likely be required during development plan review for the subject property. The applicant is encouraged to contact Knox County Engineering and Public Works to discuss proposed plans for the site.
2. A proposed development generating 750 or more ADT (Average Daily Trips) will require a TIA (Traffic Impact Analysis) during development plan review as required by the requested PR (Planned Residential) zone.

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 MDR is mostly met with the subject property location. It is a transitional area, along a major corridor and a relatively flat site.

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

1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which the MDR designation could enable at this location.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

Approve sector plan amendment to MDR (Medium Density Residential) because it provides a transitional land use classification between a commercial/industrial area and a single family neighborhood.

Date of Approval:

8/11/2022

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: 9/26/2022

Ordinance Number:

Disposition of Case: Approved

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: