

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-C-21-SP Related File Number: 8-J-21-RZ
Application Filed: 6/28/2021 Date of Revision:
Applicant: CARMAN M. HALL

PROPERTY INFORMATION

General Location: Northwest side of W. Emory Road, northeast of the intersection with Oak Ridge Highway
Other Parcel Info.:
Tax ID Number: 76 01302 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via W. Emory Rd, a minor collector with a pavement width of 19-ft within a right-of-way width of 100 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residential
Surrounding Land Use:
Proposed Use: **Density:** 2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural) & HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is within a 1/4 of a mile of the intersection of W. Emory Road and Oak Ridge Highway and is primarily rural residential in character.

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

Street: 10001 W. Emory Rd.
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:
Extension of Zone: No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural) & HP (Hillside Protection)
Requested Plan Category: RR (Rural 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 DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RR (Rural Residential) & HP (Hillside Protection) because it is consistent with the surrounding development.

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. This property is approximately 1.9 acres with two single-family residential homes currently located on the A (Agriculture) zoned lot, making the structures existing non-conforming.
- 2. This amendment to RR (Rural Residential) acknowledges the current conditions and recommends a rezoning to PR (Planned Residential).

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

- 1. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
- 2. A new elementary school will be constructed within a mile of this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. Across Knox County, there are many sub-standard parcels that have A (Agriculture) zoning because they are smaller than an acre in size and have a single-family residential home located on them.
- 2. This property could have been shown as RR (Rural Residential) in the previous sector plan update to acknowledge that they should be rezoned to PR (Planned Residential) up to 2 du/ac to bring them into compliance with the zoning ordinance.

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

- 1. Population in the Northwest County sector continues to outpace other parts of Knox County.
- 2. Creating residential lots that conform with the zoning ordinance helps meet the demand for housing.

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: 8/12/2021

Details of Action:

Summary of Action:

Approve RR (Rural Residential) & HP (Hillside Protection) because it is consistent with the surrounding development.

Date of Approval:

8/12/2021

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: 9/27/2021

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: