CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 8-G-22-SP **Related File Number:** 7-F-22-RZ

Application Filed: 5/24/2022 **Date of Revision:**

Applicant: CASTILLO HOMES, LLC

PROPERTY INFORMATION

General Location: Southwest end of Karla Drive, south of Konda Dr

Other Parcel Info.:

Tax ID Number: 137 D A 010,137 225.02 **Jurisdiction:** County

Size of Tract: 0.73 acres

Accessibility: Access is via Karla Drive, a local street with a 26-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: South County **Sector Plan Designation:** GC (General Commercial)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is part of the Woodfield Park neighborhood, which is composed of detached single family homes on lots that are approximately a half-acre in size. Commercial development exists to the south along Chapman Highway.

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

Street: 0 KARLA DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: Yes LDR (Low Density Residential) land use designation is adjacent.

History of Zoning: 6-Q-06-RZ: A to CA

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

Requested Plan Category: LDR (Low 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the sector plan amendment to LDR (Low Density Residential) because it is compatible with adjacent 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 adjacent to an existing low density residential subdivision. Since 2010, there has been moderate commercial expansion immediately to the south along Chapman Highway.
2. The proposed sector plan amendment from GC (General Commercial) to LDR (Low Density Residential) would further protect the residential character of the existing Woodfield Park neighborhood.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. The subject property is at the terminus of Karla Drive, and residential development could access that local road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The South County Sector Plan originally assigned the subject property with an LDR designation. In 2006, this was amended to GC in response to a plan amendment and rezoning request by the property owner at the time. The request was approved with the condition that commercial development not adjoin the residential property lines or access the subdivision.
2. Restoring the LDR designation is an appropriate measure, considering the close proximity to residences.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
1. The LDR land use designation provides a transitional buffer between expanding commercial development along Chapman Highway and the existing Woodfield Park neighborhood, while also allowing residential development to meet the demand for housing in Knox County.

Action: Approved **Meeting Date:** 8/11/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to LDR (Low Density Residential) because it is compatible with adjacent development.

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 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: