

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-A-19-SP Related File Number: 9-A-19-RZ
Application Filed: 8/6/2019 Date of Revision:
Applicant: RICHARD AND KATHLEEN COX

PROPERTY INFORMATION

General Location: At the boundary lines of Knox County, Loudon County, and Farragut, approximately 1/2 mile south of I-40/I-75. The property straddles the boundary between Knox County and Farragut.

Other Parcel Info.:

Tax ID Number: 151 005 (PART OF) **Jurisdiction:** City

Size of Tract: 1.32 acres

Accessibility: Watt Road is a major arterial with a 33-foot pavement width and a right-of-way width that ranges from 120 feet to 160 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)

Surrounding Land Use:

Proposed Use: General Commercial purposes **Density:** n/a

Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Rural setting with commercial uses north towards the interstate and vacant/ agricultural land interspersed with single family residential uses.

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

Street: 501 N. Watt Road

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) in Knox County and NCC (Neighborhood Convenience Commercial) in Farragut

Former Zoning:

Requested Zoning: CA (General Business) - Knox County portion

Previous Requests: None noted for this property.

Extension of Zone: Yes, GC is to the north

History of Zoning: None noted for this property.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) in the Knox County portion of the property

Requested Plan Category: GC (General Commercial)

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 #9-A-19-SP amending the Southwest County Sector Plan to GC (General Commercial) for the portion of the parcel in Knox County per attached resolution, Exhibit A, subject to one condition, since it is compatible with the area's development

Staff Recomm. (Full): Adopt resolution #9-A-19-SP amending the Southwest County Sector Plan to GC (General Commercial) land use for the portion of the parcel in Knox County per attached resolution, Exhibit A, subject to the condition that a Type A landscaping screen, as shown in the Landscaping and Screening Design Guidelines, be installed to buffer residential uses, given that the parcel to the north is General Commercial and the plan amendment would allow this parcel to be rezoned to a commercial zone and thereby bridge the commercial zones to the north and south.

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. The portion of this parcel that is in Farragut was rezoned to NCC (Neighborhood Convenience Commercial) in March, 2019. The existing Agricultural zoning is now just a sliver of land positioned between commercial zoning in Knox County and Farragut. The plan amendment would allow this parcel to be rezoned to a commercial zone and thereby bridge the commercial zones to the north and south.

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. There have been no errors or omissions in the plan. Since this parcel consisted of similar zoning in two municipalities, the plan supported that existing zoning. That zoning has now changed on the Farragut side, requiring a sector plan amendment to rezone the Knox County portion to be compatible.

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

1. This property is approximately 1/2 mile south of I-40 / I-75, and the area immediately to the south of the interstate has developed as commercial uses. It is reasonable to expect this commercial development to continue and extend further south.

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 with Conditions

Meeting Date: 9/12/2019

Details of Action:

Summary of Action: Adopt resolution #9-A-19-SP amending the Southwest County Sector Plan to GC (General Commercial) for the portion of the parcel in Knox County per attached resolution, Exhibit A, subject to one condition, since it is compatible with the area's development.

Date of Approval: 9/12/2019

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: 10/28/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: