

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-A-20-SP Related File Number: 9-E-20-RZ
Application Filed: 7/28/2020 Date of Revision:
Applicant: CRAIG COBB

PROPERTY INFORMATION

General Location: Northeast side of Concord Road, south of Loop Road
Other Parcel Info.:
Tax ID Number: 153 03706 **Jurisdiction:** County
Size of Tract: 8.42 acres
Accessibility: Concord Road is a major arterial with a pavement width of approximately 20 feet inside a right-of-way width of approximately 115 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:** 18 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** O
Growth Policy Plan: Farragut Urban Growth Area
Neighborhood Context: This property abuts the Town of Farragut boundary, which is adjacent to the west. On the Knox County side (north, east, and south), the property is surrounded by small-lot, single family residential dwellings. Across the street in Farragut is a memory care facility and vacant land. The Tennessee River and S. Northshore Drive are nearby to the south.

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

Street: 0 Concord Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CN (Neighborhood Commercial)
Former Zoning: Requests to rezone the property to CA (General Business) and amend the land use to commercial were denied in 2004 (# 1-E-04-RZ / 1-A-04-SP).
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: Requests to rezone the property to CA (General Business) and amend the land use to commercial were denied in 2004 (# 1-E-04-RZ / 1-A-04-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: HDR (High 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: Michelle Portier

Staff Recomm. (Abbr.): Withdraw the sector plan amendment application per the applicant's request.

Staff Recomm. (Full): Staff received an email from the applicant on 9/2/2020 requesting withdrawal of this item.

Comments: The original application requested the OB zone, which lists as one of its permitted uses, "all uses as regulated by the RB zone". Knox County's Development Services Department has interpreted this statement to mean only those uses allowed by right in RB would be those uses allowed in the OB zone. The RB (General Residential) zone allows multifamily use with a density of up to 12 du/ac by right and above 12 du/ac as a use on review. Therefore, the OB zone does not allow 18 du/ac and would not allow the applicant to build at an 18 du/ac density. The applicant has since revised the application to request PR zoning with up to 18 du/ac. However, some of the correspondence received refers to the OB zoning request prior to the application revision.

Action: Withdrawn Meeting Date: 9/10/2020

Details of Action:

Summary of Action: Withdraw the sector plan amendment application per the applicant's request.

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: 9/10/2020 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: