

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-B-17-SP **Related File Number:** 6-G-17-RZ
Application Filed: 7/25/2017 **Date of Revision:**
Applicant: KNOX COUNTY COMMISSION / H.E. BITTLE III

PROPERTY INFORMATION

General Location: Southeast side Hardin Valley Rd., southeast of Steele Rd.
Other Parcel Info.:
Tax ID Number: 117 PART OF 027 OTHER: PORTION ZONED PR ONLY **Jurisdiction:** County
Size of Tract: 29 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 3 lanes, including a center turn lane, with 57' of pavement width within 85' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** RR
Growth Policy Plan: Rural Area
Neighborhood Context: This area is primarily developed with agricultural and rural to low density residential uses, under A and PR zoning. Hardin Valley Elementary School is to the north, zoned I. A commercial development is to the northwest, zoned CA.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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: RR (Rural Residential)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): DENY LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): Based on the attached slope analysis and calculations, the sector plan amendment to LDR, which would allow consideration of the requested greater density, is not warranted. The slope calculations reveal that the current PR zoning density is appropriate for the site, so the sector plan should not be changed.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

Hardin Valley Rd. was improved about 10 years ago with the widening to three lanes. However, since those improvements occurred, the sector plan was recently updated and maintains to proposal for Rural Residential uses on the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

No obvious or significant errors or omissions in the recently adopted Northwest County Sector Plan are identifiable. This property is appropriately designated for rural residential uses only, consistent with the current zoning, and with the Growth Policy Plan designation of Rural Area for this site.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no change in public/government policy that warrants the requested amendment to the sector plan.

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

No trends in development, population or traffic have been identified that would warrant reconsideration of the recently adopted Northwest County Sector Plan proposal for this site.

Action: Denied Meeting Date: 9/14/2017

Details of Action:

Summary of Action: DENY LDR (Low Density Residential) sector plan designation.

Date of Approval: Date of Denial: 9/14/2017 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/23/2017 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: