

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-B-19-SP **Related File Number:** 9-B-19-RZ
Application Filed: 7/19/2019 **Date of Revision:**
Applicant: AUTUMN CARE, LLC

PROPERTY INFORMATION

General Location: South side of Shady Oak Lane, east of Byington Beaver Ridge Road
Other Parcel Info.:
Tax ID Number: 90 E B 017 **Jurisdiction:** County
Size of Tract: 0.7 acres
Accessibility: Access is via Shady Oak Lane, a local street, with a pavement width of 15.1 feet and a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: Expansion of existing assisted living facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is near the Karns Crossroads neighborhood commercial node. The site is adjacent to a church and within 350 feet of Oak Ridge Highway. The surrounding area consists primarily of single family residential transistioning to commercial closer to the highway corridor.

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

Street: 3229 Shady Oak Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: N/A
Extension of Zone: No.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: O (Office)

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.): Adopt resolution #9-B-19-SP amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) per attached resolution, Exhibit A. (Applicant requested O).

Staff Recomm. (Full): The requested MDR/O (Medium Density Residential/Office) sector plan designation is recommended as an obvious omission in the plan. The sector plan update in 2016 should have provided a transitional land use designation to allow medium density residential and office uses, since an existing assisted living facility is part of the area, and it sits between the single family residential neighborhoods and the Karns Crossroads neighborhood commercial district along Oak Ridge Highway.

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. There are no changes of conditions in the area 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:

1. There are no new roads or utilities that make development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is an obvious error in the Northwest County Sector Plan at this location that should have acknowledged the recent changes from LDR to O in 2016 for adjacent parcel # 090EB015 and the previous change from LDR to O for the existing assisted living facility location on parcel # 090EB016 in 2007.

2. The adjacent office uses, if recognized in the 2016 sector plan update, would have provided for an MDR/O designation for this area to account for the existing office uses and recently changed OB zoning.

3. This request is an obvious extension of the unrecognized MDR/O land use plan classification to accommodate additional transition land uses from the commercial corridor along Oak Ridge Highway back to the single family residential areas to the south of the highway.

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

1. There are no new trends in development, population or traffic warranting reconsideration of the original plan proposal.

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:

1. 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.

2. 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: 9/12/2019

Details of Action:

Summary of Action: Adopt resolution #9-B-19-SP amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) per attached resolution, Exhibit A. (Applicant requested O).

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	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: