

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 9-B-23-SP Related File Number: 9-L-23-RZ
Application Filed: 7/31/2023 Date of Revision:
Applicant: EDELMARY MARTINEZ

PROPERTY INFORMATION

General Location: North & East sides of Brown Mountain Loop Rd, east of Compton Ln.
Other Parcel Info.:
Tax ID Number: 124 P A 005 Jurisdiction: County
Size of Tract: 1.08 acres
Accessibility: Access is via Brown Mountain Loop Rd, a local street with 12 ft of pavement width within 40-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density: up to 2 du/ac
Sector Plan: South County Sector Plan Designation: AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: The area is comprised of vacant land and single family residential homes ranging in size from 0.5 acres to multiple acres. Approximately 0.25 miles to the north is a subdivision within Knoxville City limits zoned RN-1.

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

Street: 507 BROWN MOUNTAIN LOOP RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

Requested Plan Category: RR (Rural 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:

Naomi Hansen

Staff Recomm. (Abbr.):

Deny the sector plan amendment to RR (Rural Residential) because does not meet the criteria for a sector plan amendment.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The subject property is in an area that is wooded and hilly, with residential and agricultural development being the prominent land uses. There have been no significant changes to the landscape in terms of development or environmental conditions over the past 20 years.
2. The subject property is in the Rural Area of the Growth Policy Plan. The Growth Policy Plan allows a density of up to 3 du/ac if certain criteria are met. However, the subject property does not meet those conditions.

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

1. The applicant has stated that they have conducted a perc test for septic service and it is not feasible on the site.
2. The applicant has contacted KUB to confirm sewer availability and reported there are two sewer lines 140-ft and 160-ft from the subject property.
3. There have been no significant improvements to the road network in this area, and there are no capital improvements planned for this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the sector plan related to the subject property.

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

1. There has been no development in the area since 2010.

OTHER COMMENTS:

1. The South County Sector Plan supports PR (Planned Residential) with up to 1 du/ac in the County's Rural Area. Many of the surrounding properties were built in the 1950's and are non-conforming to today's standards. The South County Sector Plan states that "many times such land was zoned agricultural in the 1950's. A rezoning to allow for detached houses in such areas is almost always approved."

Action:

Denied

Meeting Date: 9/14/2023

Details of Action:

Summary of Action:

Deny the sector plan amendment to RR (Rural Residential) because does not meet the criteria for a sector plan amendment.

Date of Approval:

Date of Denial: 9/14/2023

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 9/22/2023

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 11/20/2023

Ordinance Number:

Disposition of Case: Approved with Conditions

If "Other":

Amendments:

Applicant must provide proof from KUB that sewer is available at the site.

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: