

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COMPREHENSIVE PLAN AMENDMENT



File Number: 11-C-24-PA **Related File Number:** 11-Q-24-RZ
Application Filed: 9/30/2024 **Date of Revision:**
Applicant: WILLIAM TODD DANIEL

PROPERTY INFORMATION

General Location: South side of Heiskell Rd, across from its intersection with Rayworth Trl
Other Parcel Info.:
Tax ID Number: 46 20701 **Jurisdiction:** County
Size of Tract: 18.42 acres
Accessibility: Access is via Heiskell Road, a minor arterial street with a pavement width of 19 ft within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily single family residential subdivisions among large agricultural and forested tracts. There is a multifamily subdivision approximately 0.3 miles to the east of the subject property.

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

Street: 8303 HEISKELL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), A (Agricultural)
Former Zoning:
Requested Zoning: NC (Neighborhood Commercial) for only the portion of the parcel currently zoned RA (Low Density Residential)
Previous Requests:
Extension of Zone: This same portion of the subject parcel was rezoned from CA to RA in May of 2023 (4-R-23-RZ).
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: SR (Suburban Residential), HP (Hillside Protection)

Requested Plan Category: SMR (Suburban Mixed Residential), HP (Hillside Protection) for the entire parcel

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: Whitney Warner

Staff Recomm. (Abbr.): Deny the plan amendment to the SMR (Suburban Mixed Residential) place type because it does not meet the criteria for a plan amendment.

Staff Recomm. (Full):

Comments: This request includes a plan amendment for the entire 18-acre parcel and a rezoning request for the portion of the parcel currently zoned RA. The RA-zone portion of the parcel comprises approximately 1.5 acres of the 18.42-acre parcel.

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
There is no error or omission in the plan.

OR, IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC):

1. There is not a change of conditions in the area that would warrant a plan amendment to the SMR place type. There has been a transition from A to PR zones with modest densities ranging from 2 to 3 du/ac, which are consistent with the existing SR place type.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No known improvements have been made recently to Heiskell Road close to this site. Public water and sewer utilities are on site.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. No new data or trends warrant a change to the newly adopted plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The requested SMR and SR place types are very similar as they contain similar development patterns and allow consideration of the PR zone with up to 12 du/ac. The main difference between the two place types is that SMR allows some of the less intense commercial zones and SR does not.
2. E Emory Road is a little over a mile to the south and is a commercial corridor in this location. Additional commercial zoning is not warranted here and contradicts Implementation Policy 4 of the Comprehensive Plan, which calls for commercial development to be in walkable areas. This area is not walkable as there are no sidewalks along Heiskell Road.

Action: Approved

Meeting Date: 11/14/2024

Details of Action: Approve the SMR (Suburban Mixed Residential) and HP (Hillside Protection) placetypes for the entire parcel because it meets the criteria for a plan amendment, due to: 1) changes of conditions in the area, such as existing commercial zoning along Heiskell Rd. contiguous to the property and established SMR placetype existing to the south of the property; and 2) new data regarding population increase, leading to the need for new housing, diversity of the housing stock, and integration of neighborhood

commercial uses near residential development.

Summary of Action:

Approve the SMR (Suburban Mixed Residential) and HP (Hillside Protection) placetypes for the entire parcel because it meets the criteria for a plan amendment, due to: 1) changes of conditions in the area, such as existing commercial zoning along Heiskell Rd. contiguous to the property and established SMR placetype existing to the south of the property; and 2) new data regarding population increase, leading to the need for new housing, diversity of the housing stock, and integration of neighborhood commercial uses near residential development.

Date of Approval:

11/14/2024

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: 12/9/2024

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: