



## **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.):

Deny the Northeast County Sector Plan amendment to Low Density Residential because it does not meet the criteria for a plan amendment and is not supported by the Growth Policy Plan.

Staff Recomm. (Full):

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 recent significant changes to conditions that would warrant a plan amendment to the LDR land use classification, as this property is in the County's Rural Area, which does not support the LDR land use class.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is not an error in the plan to warrant a plan amendment to the LDR land use classification.

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

1. There are no trends in development, population, or traffic that warrant reconsideration of the sector plan to the LDR land use classification.

OTHER CONSIDERATIONS:

1. The Growth Policy Plan does not support the LDR land use classification in the County's Rural Area.  
2. The Rural Residential land use designation typically allows up to 2 du/ac in the County's Rural Area, though if a TIL is provided showing no negative impacts would be expected, 3 du/ac can be considered. However, this land use classification has not been used in the Northeast County Sector (there are currently no parcels with that designation), so it could be considered spot zoning to amend these parcels to the Rural Residential land use class to allow PR zoning with up to 3 du/ac.

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:

- 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.

- 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: 4/8/2021

Details of Action:

Approve the Northeast County Sector Plan amendment to Rural Residential because of changes in conditions in the area, including a new school, the addition of utilities, and intersection improvements at E. Emory Road and Tazewell Pike.

Summary of Action:

Approve the Northeast County Sector Plan amendment to Rural Residential because of changes in conditions in the area, including a new school, the addition of utilities, and intersection improvements at E. Emory Road and Tazewell Pike.

Date of Approval: 4/8/2021

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: 5/24/2021

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: