# **CASE SUMMARY**

#### APPLICATION TYPE: PLAN AMENDMENT

#### NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-C-21-SP Related File Number: 4-H-21-RZ

**Application Filed: 2/19/2021 Date of Revision:** 

Applicant: SMITHBILT HOMES / JOSH SANDERSON

# Planning KNOXVILLE I KNOX COUNTY

#### **PROPERTY INFORMATION**

General Location: West side of Tazewell Pike, southwest of Campbells Point Road

Other Parcel Info.:

Tax ID Number: 13 115.01 & 127 Jurisdiction: County

Size of Tract: 76.26 acres

Accessibility: Tazewell Pike is a minor arterial with a 19-ft pavement width inside a 40-ft right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant

**Surrounding Land Use:** 

Proposed Use: Density: 5 du/ac

Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural)

Growth Policy Plan: Rural Area

Neighborhood Context: This is a rural area characterized by large lots with single family detached dwellings. There are a few

subdivisions with smaller lots to the south closer to Gibbs schools.

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

Street: 8107 and 0 Tazewell Pike

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

**History of Zoning:** None noted for this property

### PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

Requested Plan Category: LDR (Low Density Residential)

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#### 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: M

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 RECONDISERATION 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.

4/8/2021

Action: Approved Meeting Date:

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.

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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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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