



PLAN AMENDMENT REPORT

▶ **FILE #:** 3-A-20-SP

AGENDA ITEM #: 18

AGENDA DATE: 3/12/2020

▶ **APPLICANT:** GERALD GREEN KNOXVILLE-KNOX COUNTY PLANNING
OWNER(S): Ronald Watkins

TAX ID NUMBER: 144 B A 049 [View map on KGIS](#)
JURISDICTION: Commission District 5
STREET ADDRESS: 913 Gettysvue Dr.
▶ **LOCATION:** East side of Gettysvue Dr., north of Polo Club Ln.
▶ **APPX. SIZE OF TRACT:** 3.9 acres
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Gettysvue Drive, a local street, with a pavement width of 28 feet within a right-of-way width of 50 feet.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Sinking Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** OS (Open Space) / PR (Planned Residential)
▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential)
▶ **EXISTING LAND USE:** Private recreation

EXTENSION OF PLAN DESIGNATION: Yes, LDR is adjacent to the north and west
HISTORY OF REQUESTS: 6-O-94-RZ: A and F to PR and F
SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Single family residential - PR (Planned Residential) and OS (Open Space)
South: Single family residential and private recreation -- PR (Planned Residential)
East: Private recreation - OS (Open Space) and PR (Planned Residential)
West: Single family residential - PR (Planned Residential) and OS (Open Space)
NEIGHBORHOOD CONTEXT The subject property is located within the larger Gettysvue residential development. Uses in Gettysvue presently consist of attached and detached single family dwellings, multi-family dwellings, a golf course, clubhouse with parking lot, swimming and tennis facilities.

STAFF RECOMMENDATION:

- **Adopt resolution #3-A-20-SP amending the Southwest County Sector Plan to LDR (Low Density Residential) because of a staff error when the Northwest County Sector Plan was comprehensively updated in 2005 per attached resolution, Exhibit A.**

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 major changes 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. A staff error occurred during the update of the Southwest County Sector Plan in 2005 that continued through the 2016 update.
2. In 1994, when the property was rezoned to PR up to 3 du/ac for the initial development of the Gettysvue community, this 3.9 acre property was part of the overall 272 acre area that was shown to be rezoned from A (Agriculture) and F (Floodway).
3. During consideration of the rezoning in 1994, the area was shown as part of the LDR (Low Density Residential) land use classification.
4. The existing residential development potential for the property based on the PR zoning has existed since 1994.
5. Two previous lapsed use on review applications were approved for attached residential development in 1999 and 2003 for this 3.9 acre tract.

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

1. The population of the Southwest County Sector continues to grow, warranting reconsideration of the land use classification for this area and correction of the staff error.
2. The Southwest County and Northwest County Sectors have the largest number of residents over the age of 60 and a variety of housing types are needed to accommodate this segment of the population.

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:

ESTIMATED TRAFFIC IMPACT: Not required.

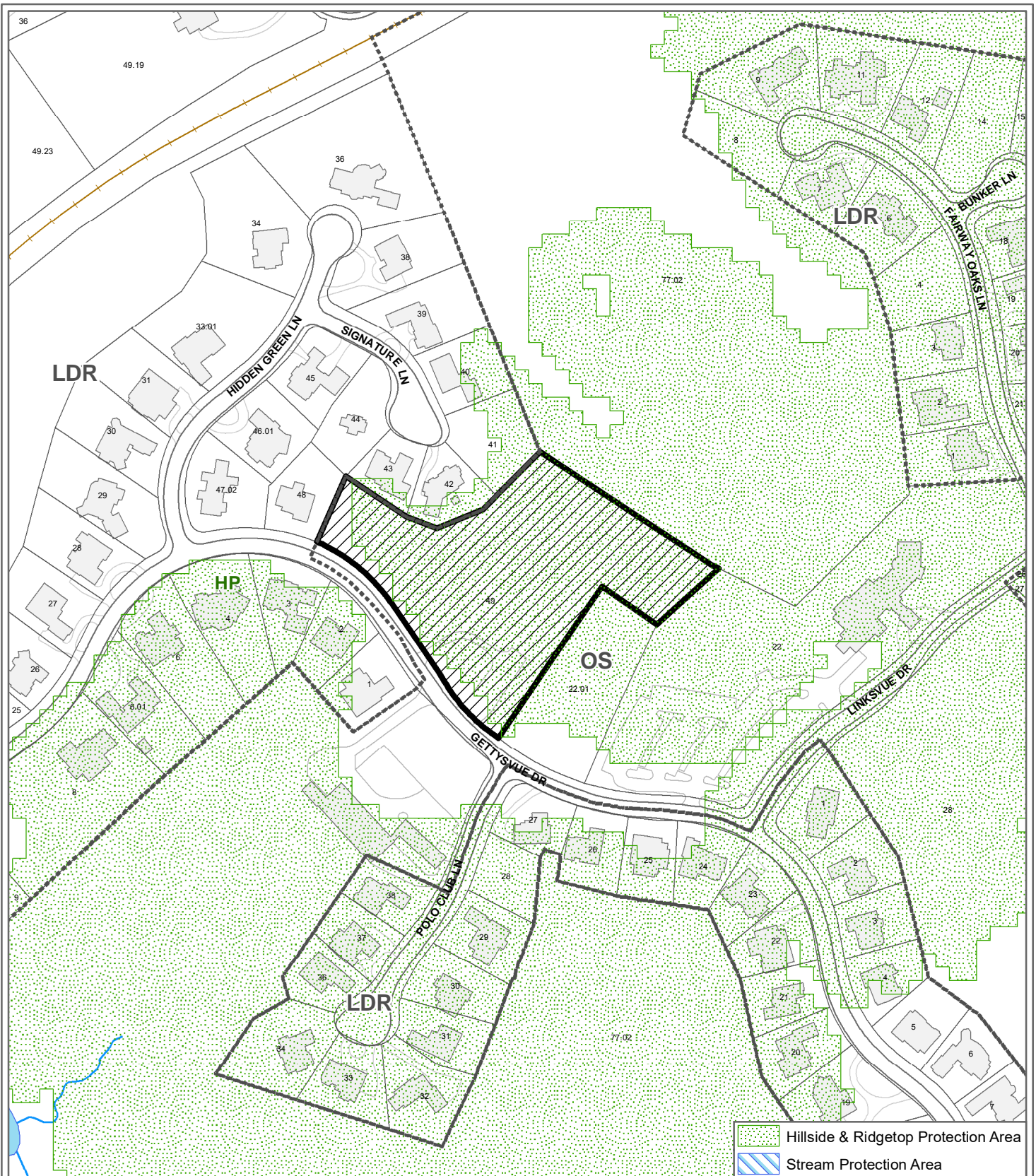
ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 4/27/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox

County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**3-A-20-SP
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: OS (Open Space)



To: LDR (Low Density Residential)

Petitioner: Knoxville-Knox County Planning,
Gerald Green

Map No: 144

Jurisdiction: County

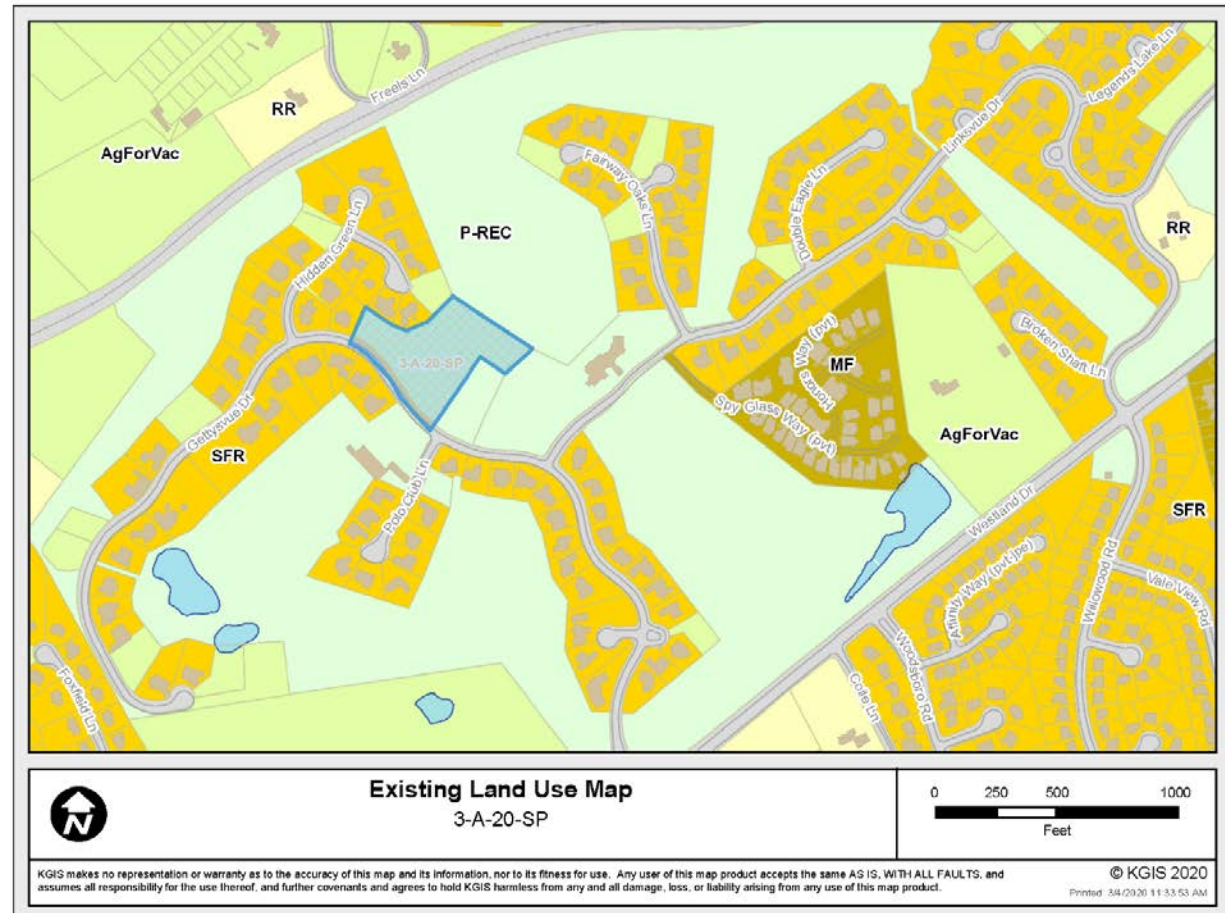
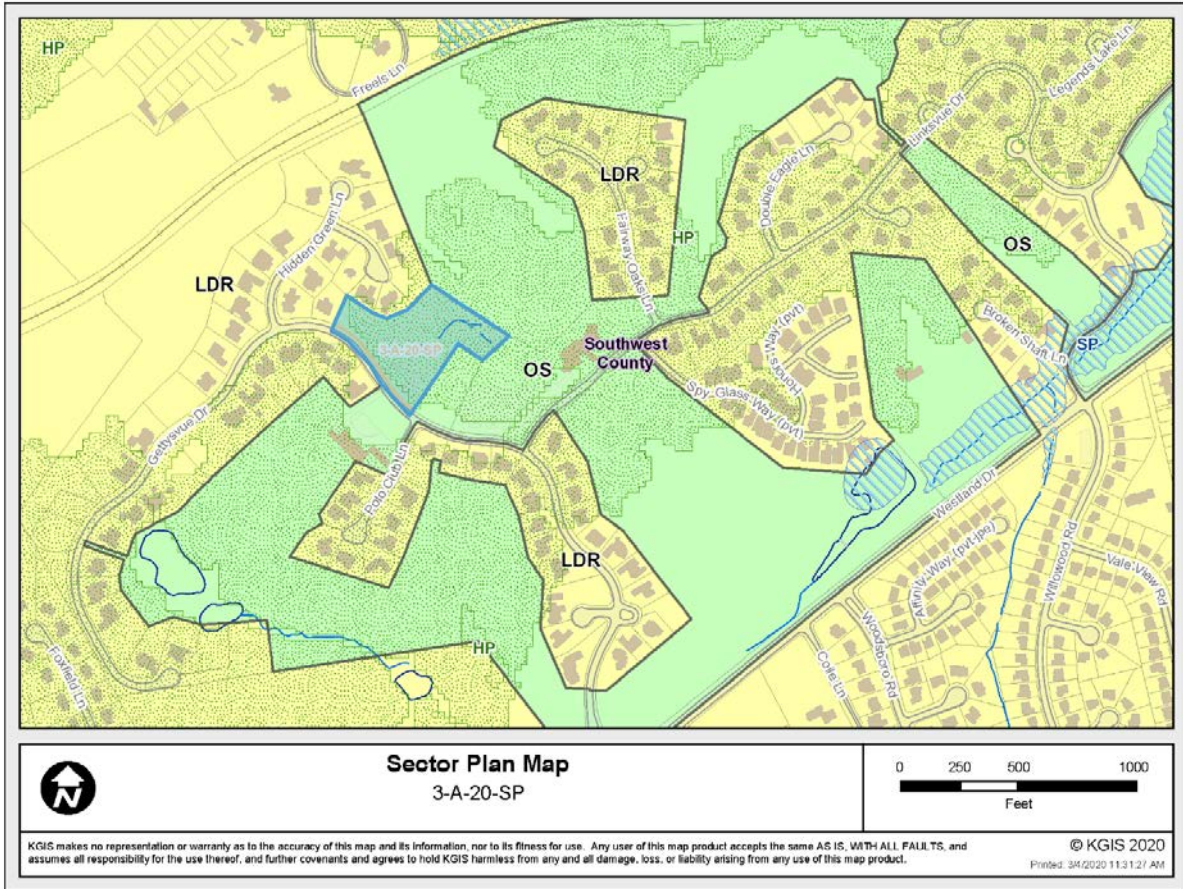


Original Print Date: 2/19/2020

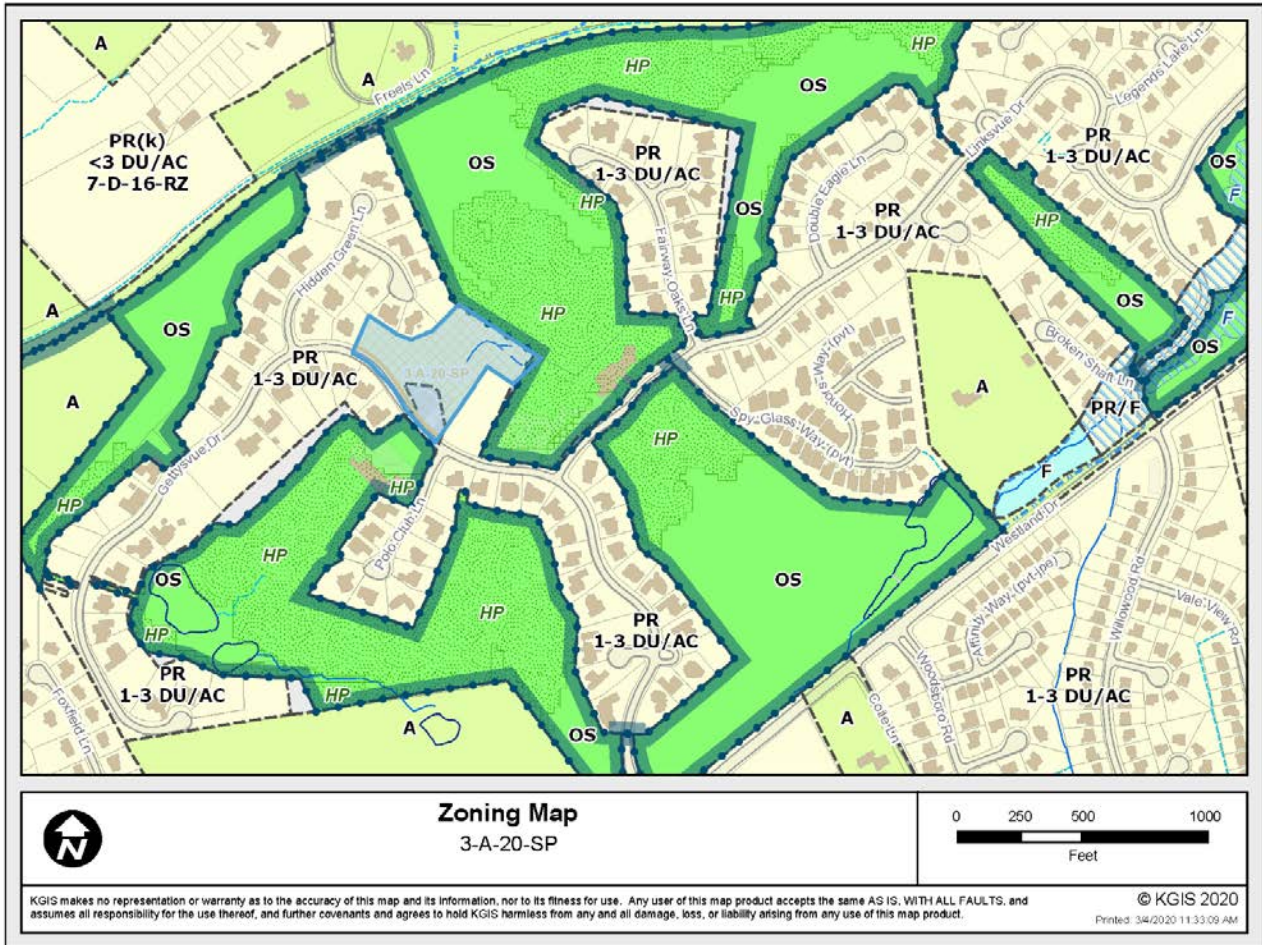
Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

3-A-20-SP: Exhibit B – Contextual Images



3-A-20-SP: Exhibit B – Contextual Images



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTHWEST COUNTY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Southwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Knoxville-Knox County Planning has submitted an application to amend the Sector Plan from Open Space to Low Density Residential, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the Southwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on March 12, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Southwest County Sector Plan, with its accompanying staff report and map, file #3-A-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Gerald Green / Knoxville-Knox County Planning

Applicant Name <i>GA</i> 1/10/2020	Meeting Date (if applicable) 3/12/2020	Affiliation <i>3-A-20-SP</i>
Date Filed	Meeting Date (if applicable)	File Numbers(s)

CORRESPONDENCE

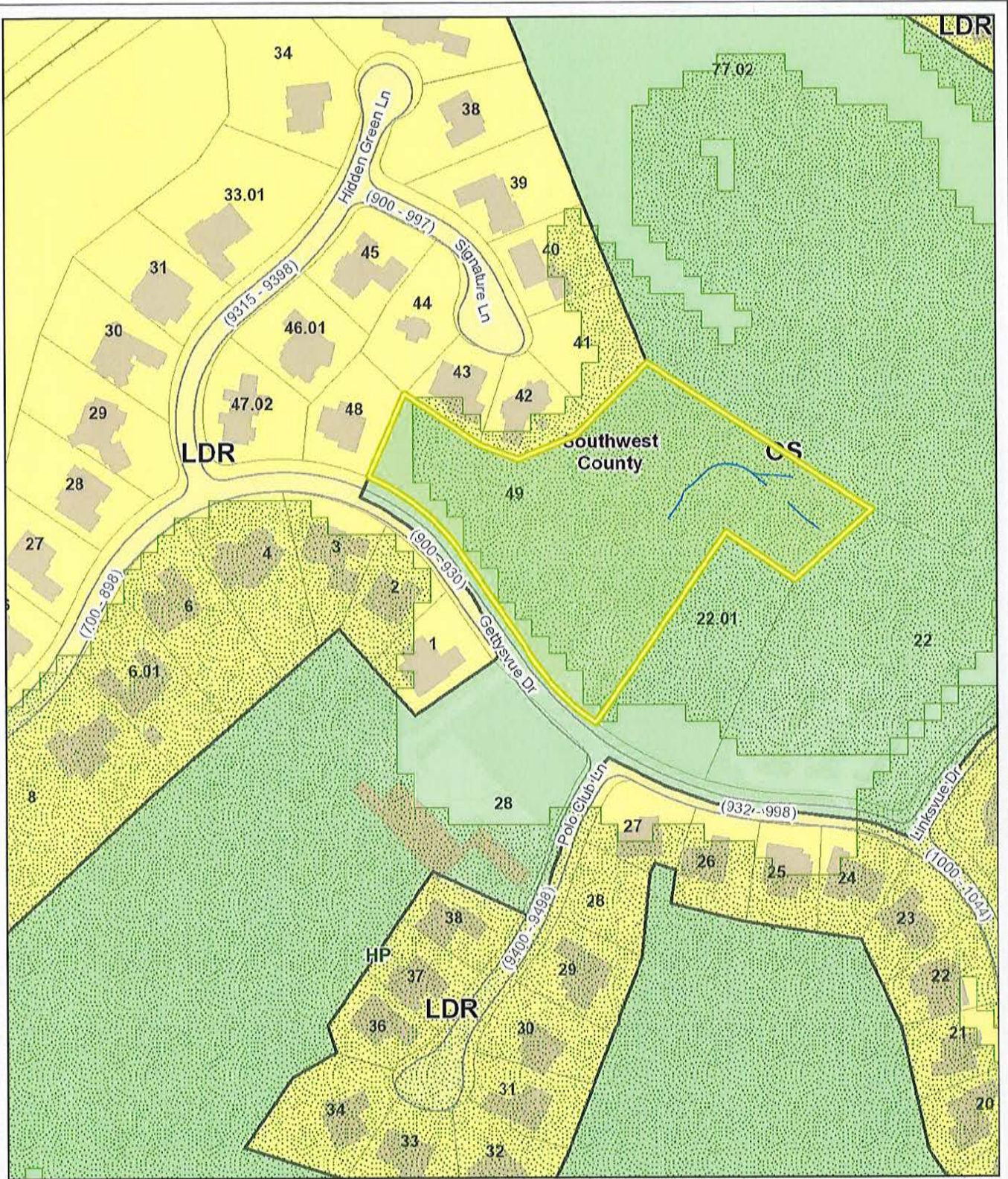
All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Gerald Green		Knoxville-Knox County Planning	
Name	Company		
400 Main Street	Knoxville	TN	37902
Address	City	State	Zip
865-215-2500	liz.albertson@knoxplanning.org		
Phone	Email		

CURRENT PROPERTY INFO

Ronald Watkins	8907 Linksvue Dr	
Owner Name (if different)	Owner Address	Owner Phone
913 Gettysvue Dr	144BA049	
Property Address	Parcel ID	
East side of Gettysvue Drive, north of Polo Club Lane	3.9	
General Location	Tract Size	
County Commission District 5	PR (Planned Residential) 1-3 du/ac	
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District	
Southwest County	OS (Open Space)	Planned Growth Area
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Private Recreational	N	First Utility District
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider



Plan Amendment Application

OS to LDR

// staff error



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CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE · KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 10-D-03-UR Related File Number:
Application Filed: 9/8/2003 Date of Revision:
Applicant: GETTYSVUE PARTNERS, LP
Owner:

PROPERTY INFORMATION

General Location: Northeast side Gettysvue Dr., northwest of Polo Club Ln.
Other Parcel Info.:
Tax ID Number: 144 B A 049 OTHER: PORTION ZONED PR Jurisdiction: County
Size of Tract: 3.9 acres
Accessibility: Access is via Gettysvue Dr., a local street with 50' of right of way and 25' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached condominiums Density: 4.87 du/ac
Sector Plan: Southwest County Sector Plan Designation: Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located within the larger Gettysvue residential development. Uses in Gettysvue presently consist of attached and detached single family dwellings, multi-family dwellings, a golf course, clubhouse with parking lot and swimming and tennis facilities. The site adjoins five tennis courts located to the southeast.

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

Street: 913 Gettysvue Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1-3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for 19 condominium units in the PR zoning district, subject to 4 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works Department.
3. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the project, or posting a bond with the Knox County Department of engineering to guarantee such installation.
4. Connecting the development to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements of the PR zoning district, as well as other criteria for approval of a use on review.

Comments:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed condominium development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with other multi-family development located within the Gettysvue development.
3. The proposed 19 units is a considerable reduction in density from the previous plan for 60 units that was approved by MPC on 1/14/99 (1-A-99-UR). The proposed density of this plan is 4.87 du/ac, as compared to 16.85 du/ac for 60 units. The overall density of the Gettysvue development is still under the maximum allowable total density of 3 du/ac.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed development meets the standards for development within the PR (Planned Residential) District and all other requirements of the Knox County Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will draw a minimal amount of additional residential traffic through Gettysvue.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential use for this property. The proposed development is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works Department.
3. Installing all landscaping, as shown on the development plan, within six months of issuance of

building permits for the project, or posting a bond with the Knox County Department of engineering to guarantee such installation.

4. Connecting the development to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department.

Summary of MPC action: APPROVE the development plan for 19 condominium units in the PR zoning district, subject to 4 conditions:

Date of MPC Approval: 10/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

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:

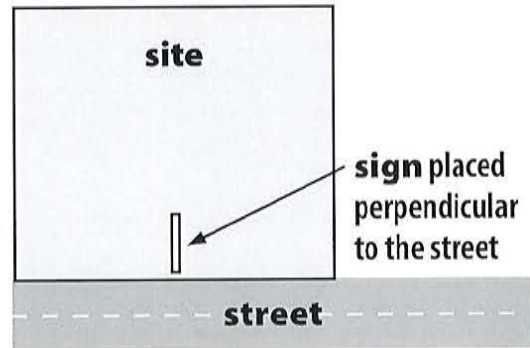
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 26 (Wed) and March 13 (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Chad Oaks Chulder

Printed Name: Chad Oaks

Phone: 865-670-8555 Email: agrissom@cannon-cannon.com

Date: 1/27/20

File Number: 3-A-20-SP