# CASE SUMMARY

# APPLICATION TYPE: PLAN AMENDMENT EAST COUNTY SECTOR PLAN AMENDMENT

File Number: 1-B-15-SP Related File Number: 1-E-15-RZ

Application Filed: 11/20/2014 Date of Revision:

Applicant: FRALEY & SCHILLING, INC.



#### PROPERTY INFORMATION

General Location: South side Region Ln., southeast of Strawberry Plains Pike

Other Parcel Info.:

Tax ID Number: 72 PT OF 279 & 08501 OTHER: PORTIONS ZONED A O Jurisdiction: County

Size of Tract: 18.4 acres

Accessibility: Access is via Region Ln., a local street with 36' of pavement within the large Strawberry Plains Pike

right-of-way. Region Ln. serves as an access road for businesses along Strawberry Plains Pike, a

major arterial street with 4 lanes and a center median within 270' of right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land / agricultural

**Surrounding Land Use:** 

Proposed Use: Overflow trailer parking Density:

Sector Plan: East County Sector Plan Designation: Agricultural

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This site is located just south of the Strawberry Plains Pike/I-40 interchange. The area surrounding the

interchange is developed with commercial businesses under various City and County commercial

zoning districts.

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

Street: 7220 Strawberry Plains Pike

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CB (Business and Manufacturing)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of GC from the north

**History of Zoning:** None noted

#### PLAN INFORMATION (where applicable)

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**Current Plan Category:** A (Agricultural)

Requested Plan Category: GC (General Commercial)

### 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.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

DENY the request to amend the future land use map of the East County Sector Plan to GC (General Staff Recomm. (Abbr.):

Commercial) land use classification.

An appropriate natural boundary, Swan Pond Creek, has been established as a stopping point for Staff Recomm. (Full):

> proposed commercial uses to the southeast of Strawberry Plains Pike. Staff recommends that this appropriate boundary be maintained as is and not be extended beyond the creek as proposed.

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

CHANGES OF CONDITIONS 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:

No road improvements have been made recently in the area. Strawberry Plains Pike, is classified as a major arterial street, and is sufficient to provide access for commercial uses. However, commercial uses should not be extended southeast beyond Swan Pond Creek. There is sufficient unused land in the area that is already proposed and zoned for commercial uses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan appropriately calls for Aq (Agricultural) uses to the southeast of Swan Pond Creek. The East County Sector Plan was updated in 2010 and 2011, and adopted by Knox County Commission on June 27, 2011. The portion of the subject property located northwest of Swan Pond Creek is already designated for commercial uses. Other unused sites in the area are also designated for commercial uses, so the requested plan amendment is not necessary or warranted.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE **DEVELOPMENT IN CERTAIN AREAS:** 

There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that commercial uses are not appropriate southeast of Swan Pond Creek.

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

There are no apparent trends that warrant an amendment to the sector plan. The appropriate properties for commercial development in the area are already designated as such on the sector plan

map.

Meeting Date: 1/8/2015 Action: Approved

ADOPT RESOLUTION #1-B-15-SP, amending the East County Sector Plan map to GC (General **Details of Action:** 

Commercial), and recommend that Knox County Commission also adopt the sector plan amendment.

ADOPT RESOLUTION #1-B-15-SP, amending the East County Sector Plan map to GC (General **Summary of Action:** 

Commercial), and recommend the Knox County Commission also adopt the amendment.

Date of Approval: 1/8/2015 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Commission** 

4/20/2015 04:05 PM Page 2 of 3 Date of Legislative Action: 2/23/2015 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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