

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**



**File Number:** 1-E-23-SP **Related File Number:**  
**Application Filed:** 11/16/2022 **Date of Revision:**  
**Applicant:** GREEN RIVER HOLDINGS/SCOTT SMITH

## **PROPERTY INFORMATION**

**General Location:** North of Cross Park Dr, east of Cross Creek Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 119 033.13 (PART OF) **Jurisdiction:** City  
**Size of Tract:** 6 acres  
**Accessibility:** Access is via Cross Park Dr, a major collector with a pavement width of 25-ft within a right-of-way width of 50-ft. Access is also via Cross Creek Road, a local street with a pavement width of 26-ft within a right-of-way width of 54-ft. Access is also via Eagle Brook Drive, a local street with a pavement width of 27-ft within a right-of-way width of 47-ft.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** O (Office), SP (Stream Protection)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This is a forested area is commercial/office node adjacent to I-40, adjacent to a residential neighborhood and the floodplain of Ten Mile Creek.

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

**Street:** 0 CROSS PARK DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

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

**Current Zoning:** O (Office)  
**Former Zoning:**  
**Requested Zoning:** C-H-2 (Highway Commercial)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** 12-K-83-RZ: Denied, 2-G-86-RZ: PR to OA (Denied PC), 1-QQ-98-RZ: Annexed to O-1

## **PLAN INFORMATION (where applicable)**

Current Plan Category: O (Office), SP (Stream Protection)

Requested Plan Category: CC (Community Commercial), SP (Stream Protection)

### ***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: Liz Albertson

Staff Recomm. (Abbr.): Approve the sector plan amendment to CC (Community Commercial) and SP (Stream Protection) for a portion of parcel 119 03313 because it is consistent with the location criteria.

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. The zoning in this area is a mix of C-H-2 and O and is adjacent to a residential zoned area. The zoning in this area is more consistent with the CC land use classification than the existing O land use classification.

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

1. In 2015, the City of Knoxville completed a realignment of the stormwater system in this area, moving a ditch that bisected the property to run adjacent to the front of the property along Cross Park Drive.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Though there does not appear to be an error in the plan, this area also meets the location criteria for CC (Community Commercial) land use classification, and existing zoning in this district include C-H zoning and O zoning, both of which are recommended zone districts.  
2. This area is also served by transit, which could support a mix of office, commercial and residential uses for this area.

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

1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for housing and this plan amendment could enable additional opportunities for additional residential development under the CC land use classification.

Action: Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to CC (Community Commercial) and SP (Stream Protection) for a portion of parcel 119 03313 because it is consistent with the location criteria.

Date of Approval: 1/12/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

### ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/7/2023

Date of Legislative Action, Second Reading: 2/21/2023

Ordinance Number:

Other Ordinance Number References: O-42-2023

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**       Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**