

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-F-21-SP **Related File Number:** 1-F-21-RZ
Application Filed: 11/24/2020 **Date of Revision:**
Applicant: BARRY VAULTON

PROPERTY INFORMATION

General Location: North side of Asheville Hwy., west of Cash Rd., east of N. Wooddale Rd.
Other Parcel Info.: Rezoning for A portion only; Sector Plan Amendment for whole property
Tax ID Number: 62 02308 & 02309 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Asheville Highway, a 4-lane median separated major arterial, with a right-of-way of 112 feet, owned by TDOT.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR / MU-SD (ECO-5)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This section of Asheville Highway consists of primarily large, vacant, agricultural lots with small office and some smaller scale commercial uses.

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

Street: 0 Asheville Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business) - Rezoning is being requested for a portion of both parcels
Previous Requests:
Extension of Zone: No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & MU-SD ECO-5 (Asheville Highway Mixed Use Agricultural, Residential and Office Districts)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Approve MU-SD ECO-6 (Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential Districts). (Applicant requested GC (General Commercial)).

Staff Recomm. (Full):

Comments: This section of Asheville Highway is part of the Urban Growth Boundary for the City of Knoxville in the Growth Policy Plan, however, this section of highway remains more rural in character and median cuts in the highway facility are further apart than on more urban sections of Asheville Highway. This characteristic of Asheville Highway in this area makes commercial development more challenging and any consideration of commercial uses should be limited to those requiring development plan review by the Planning Commission. This section of Asheville Highway is bounded on both ends by the MU-SD ECO-6 designation that allows consideration of the PC (Planned Commercial) zone district.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In the development of the East County Sector Plan the community expressed concerns regarding the potential development of Asheville Highway into an entirely commercial corridor. The applicant requested GC (General Commercial) could allow consideration of commercial zone districts that would permit a wide array of intensive commercial uses that do not require site plan review by the Planning Commission, thus reducing the ability for potential conflict mitigation between commercial uses and the rural character of this section of the corridor.

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.
2. Asheville Highway is controlled by the Tennessee Department of Transportation (TDOT) and any necessary improvements to accommodate development at this location would have to be coordinated with that agency.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. When the East County Sector Plan was adopted in 2011, it wasn't anticipated that the demand for office space may be reduced by the shift to telecommuting for many businesses conducting office type activities. Consideration of MU-SD ECO-6 for this similar to the existing MU-SD ECO-5 classification, however, it also allows consideration of PC (Planned Commercial) zoning, which requires site plan review and could mitigate potential impacts through design.

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

1. As many businesses are shifting to not requiring a physical centralized office space for employees, permitting commercial development that requires site plan review to address concerns related to more intensive commercial activities should be considered for this section of Asheville Highway.

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: 1/14/2021

Details of Action:

Summary of Action: Approve MU-SD ECO-6 (Mixed Use Special District, Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential Districts). (Applicant requested GC (General Commercial)).

Date of Approval: 1/14/2021

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: 3/29/2021

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: