

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-I-23-SP Related File Number: 1-T-23-RZ
Application Filed: 11/28/2022 Date of Revision:
Applicant: AZIZ A. KHERANI

PROPERTY INFORMATION

General Location: Southwest side of Strawberry Plains Pike and E. Governor John Sevier Highway
Other Parcel Info.:
Tax ID Number: 83 082 **Jurisdiction:** County
Size of Tract: 8.68 acres
Accessibility: Access is via Strawberry Plains Pike, a minor arterial, with a pavement width of 25-ft within a right-of-way width of 60-ft. Access is also via E. Governor John Sevier Highway, a major arterial with a pavement width of 54-ft within a right-of-way width of 112-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** MDR (Medium Density Residential), LI (Light Indus
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a commercial node at the intersection of Strawberry Plains Pike and E Governor John Sevier Highway.

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

Street: 5500 STRAWBERRY PLAINS PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), F (Floodway)
Former Zoning:
Requested Zoning: CA (General Business), RB (General Residential), F (Floodway)
Previous Requests:
Extension of Zone: Yes, CA is adjacent and GC is adjacent. RB is not adjacent.
History of Zoning: 3-I-08-RZ: A and F to PC and F (Withdrawn)

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), LI (Light Industrial), LDR (Low Density Residential), SP (Stream Protection)

Requested Plan Category: GC (General 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 GC (General Commercial) and SP (Stream Protection) for a portion of parcel 083 082 because it is a minor extension at an existing commercial node.

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. This is a minor extension of a commercial node at the intersection of a major arterial and a minor arterial. A smaller adjacent parcel along the right-of-way is already designated GC (General Commercial). The applicant is also requesting to retain the MDR (Medium Density Residential) designation for a portion of the parcel. Additional residential development may support the expansion of commercial uses at this node.

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

1. There have not been significant new roads in this area, however, the request to expand the GC designation and retain the MDR designation on a portion of the property at the intersection of an existing major arterial and minor arterial is consistent with the location criteria for both land use classifications.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There isn't a significant error or omission in the plan, however, additional commercial growth at this node near a large industrial area is expected, especially if the MDR (Medium Density Residential) area is built out.

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 commercial and residential development.

Action: Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to GC (General Commercial) and SP (Stream Protection) for a portion of parcel 083 082 because it is a minor extension at an existing commercial node.

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: Knox County Commission

Date of Legislative Action: 2/21/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: