



## 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the plan amendment to GC (General Commercial) because it is a minor extension of this designation from the south and it is compatible with surrounding conditions.

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 applicant is proposing a minor extension of the GC (General Commercial) land use designation. While there have been no apparent changes in the immediate area, the intersection of Raccoon Valley Rd. and Heiskell Rd. is a commercial and institutional hub that is frequently visited by the surrounding community. There is a post office, a fire station, a market & deli and a church that are part of this community node. The proposed half-acre expansion of the GC designation would support development of additional commercial amenities in this rural area where there is demand for local access to such services.

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

1. The subject property is located along a minor arterial street that joins a major arterial street. While there have been no new roads or utilities in this area, the existing infrastructure supports a modest expansion of the GC designation.

### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The subject parcel is located between the Childress Branch stream along its northern border and a GC-designated parcel to the south that is owned by the applicant. Stream buffering requirements to the north and commercial uses to the south are not ideal conditions for the property's current LDR (Low Density Residential) land use designation. By joining this parcel with the southern GC designation, the owner has more feasible development options. This practical consideration was omitted in the sector plan.

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

1. As noted, the existing commercial and institutional node is a popular destination for the surrounding rural community. This tendency for the local population to gather at this location warrants consideration of GC expansion on the subject property.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the plan amendment to GC (General Commercial) because it is a minor extension of this designation from the south and it is compatible with surrounding conditions.

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:**