CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 1-K-23-SP Related File Number: 1-X-23-RZ

Application Filed: 12/5/2022 Date of Revision:

Applicant: TAYLOR D. FORRESTER



PROPERTY INFORMATION

General Location: East side of Heiskell Rd, north of E Raccoon Valley Dr

Other Parcel Info.:

Tax ID Number: 36 028 (PART OF) Jurisdiction: County

Size of Tract: 0.53 acres

Accessibility: Access is via Heiskell Rd, a minor arterial with a 23-ft pavement width within an 88-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), GC (General Com

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This rural area is comprised of single family homes on large lots, farmland among forested hillside.

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

Street: 9505 HEISKELL RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests:

Extension of Zone: Yes/ Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), GC (General Commercial)

Requested Plan Category: GC (General Commercial)

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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:

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| Disposition of Case: | Approved | Disposition of Case, Second Reading: |
|----------------------|----------|--------------------------------------|
| If "Other": | | If "Other": |

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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