

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**EAST COUNTY SECTOR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 10-B-08-SP      **Related File Number:** 10-H-08-RZ  
**Application Filed:** 9/2/2008      **Date of Revision:**  
**Applicant:** RITCHIE DEVELOPMENT PARTNERSHIP

## PROPERTY INFORMATION

**General Location:** North side Asheville Hwy., east side Lecil Rd., south side N. Ruggles Ferry Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 72 B A 022 & 023      **Jurisdiction:** County  
**Size of Tract:** 2.69 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** John Deere tractor dealership      **Density:**  
**Sector Plan:** East County      **Sector Plan Designation:** Planned Development Area  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The properties fronting on Asheville Hwy. are developed with a mix of residential, commercial, industrial and office uses under various zones.

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

**Street:** 6803 Asheville Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) & RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Not an extension of plan designation, but C-4 zoning is located to the west and CA zoning is to the south.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** PDA (Planned Development Area)  
**Requested Plan Category:** C (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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION # 10-B-08-SP, amending the East County Sector Plan to C (Commercial) ), and recommend that County Commission approve the amendments. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Commercial expansion to include this site is consistent with the commercial development and zoning that has occurred across Lecil Rd. to the west and on various other properties fronting on this section of Asheville Hwy.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

NEW ROAD OR UTILITY IMPROVEMENTS:

Asheville Hwy. has not been improved, but it is a 4 lane major arterial street capable of handling additional traffic that will be generated by this proposed commercial development.

ERROR OR OMISSION IN CURRENT PLAN:

The current plan designates this site as PDA (Planned Development Area), but this designation is expected to be revised as part of the current update of the East County Sector Plan. The updated plan will likely recognize the existing commercial zoning and development along Asheville Hwy. Since the intent of this applicant is to seek commercial zoning, the plan must be amended to specifically allow for that.

CHANGES IN GOVERNMENT POLICY:

With the approval of numerous rezonings along Asheville Hwy. over the years for similar uses, a commercial development pattern has been established.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The development trend along this section of Asheville Hwy. has been primarily for commercial uses.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

Approve Resolution #10-B-08-SP amending the East County Sector Plan to C (Commercial) and recommend the Knox County Commission adopt by resolution the amendment.

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/08

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

12/15/2008

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: