

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**EAST COUNTY SECTOR PLAN AMENDMENT**



**File Number:** 10-B-18-SP                      **Related File Number:** 10-C-18-RZ  
**Application Filed:** 8/24/2018                      **Date of Revision:**  
**Applicant:** TJM PROPERTY LLC

## **PROPERTY INFORMATION**

**General Location:** North side Asbury Rd, southeast of Asbury Cemetery Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 110 010    **Jurisdiction:** County  
**Size of Tract:** 0.6 acres  
**Accessibility:** Access is via Asbury Road, a major collector with 25' of pavement width within 55' of right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Single family    **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** A small cluster of approximately 28 acres single family residential homes and churches falls within the Asbury community. It is surrounded by commercial, industrial and quarrying operations associated with the Forks of the River Industrial Park.

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

**Street:** 2804 Asbury Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None  
**Extension of Zone:** Properties on the west side of Asbury Rd are zoned OB (Office, Medical, and Related Services)  
**History of Zoning:** None noted

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: O (Office)

**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.): ADOPT RESOLUTION # 10-B-18-SP, amending the East County Sector Plan to O (Office) and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The existing sector plan designation of LDR (Low Density Residential) does not currently have a transition buffer land use plan designation between the surrounding LI (Light Industrial) and HIM (Mining) designations. O (Office) adjacent to the LI (Light Industrial) is an appropriate transition to buffer the adjacent residential neighborhood.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No new roads or additional utilities have been introduced in this area since the adoption of the 2010 East County Sector Plan. The current plan shows this parcel for LDR (Low Density Residential)

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

A transition land use plan designation was not provided in the sector plan between the surrounding LI (Light Industrial) and HIM (Mining) land use designations for the residential area of the Asbury community. This is an omission in the East County Sector Plan, which was updated in 2010.

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

There are no apparent trends in this area that would warrant amending the sector plan, however, a transition land use designation of O (Office) to buffer the residential neighborhood is appropriate at this location.

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:

1. 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.
2. 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: 10/11/2018

Details of Action:

Summary of Action: ADOPT RESOLUTION # 10-B-18-SP, amending the East County Sector Plan to O (Office) and recommend that County Commission also adopt the sector plan amendment.

Date of Approval: 10/11/2018

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:** 11/19/2018

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**