

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-B-20-SP Related File Number: 10-B-20-RZ
Application Filed: 8/14/2020 Date of Revision:
Applicant: E. LUKE GREENE

PROPERTY INFORMATION

General Location: North side of Saylor's Ford Road, southeast of Fish Trap Lane
Other Parcel Info.:
Tax ID Number: 42 19575 **Jurisdiction:** County
Size of Tract: 1 acres
Accessibility: Saylor's Ford Road is a local road with a 14-ft pavement width inside a 50-ft right-of-way. The road does get narrower than 14 feet in some places.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is very rural with wide open spaces and a scattering of barns. There are several large, vacant lots adjacent to this lot. The Holston River wraps around this area to the south and east.

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

Street: 1308 Saylor's Ford Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: None of the parcels are designated Agricultural; there is A (Agricultural) zoning is across the street to the southwest.
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: AG (Agricultural)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve the AG (Agricultural) designation since it is consistent with surrounding development and is more aligned with the trend in development in this area than the existing industrial land use.

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. There have been no changes to conditions to warrant amending the land use plan.

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

- 1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. This parcel and the parcels to the north are designated Industrial in the Northeast County Sector Plan map. However, the industrial land use and zoning abuts residential uses, and the two are not compatible. This area should be investigated further during the Northeast County Sector Plan update.
- 2. The parcel to the north that runs along the railroad right-of-way is shown as industrial land use on the existing land use map, but the parcel is vacant and should be shown as agricultural/forestry/vacant.

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

- 1. This area has been transitioning from vacant land to single-family residential dwellings and neighborhoods since the 1980s. A group of residential neighborhoods were created on parcels south of Mascot Road in the 1980s, and two more large parcels recently transitioned to residential zoning and/or neighborhoods (2017 and 2020). The existing surrounding industrial use designation is not compatible with single family residential development. As previously stated, this area should be investigated further during the Northeast County Sector Plan update.

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:

- 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.
- 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: 10/8/2020

Details of Action:

Summary of Action: Approve the AG (Agricultural) designation since it is consistent with surrounding development and is more aligned with the trend in development in this area than the existing industrial land use.

Date of Approval: 10/8/2020

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: 11/16/2020

Date of Legislative Action, Second Reading: 12/21/2020

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other": Applicant did not attend

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: