

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 10-F-19-SP                      **Related File Number:** 10-I-19-RZ  
**Application Filed:** 8/26/2019                      **Date of Revision:**  
**Applicant:** ERIC BRELSFORD / BRELSFORD PROPERTIES GENERAL PARTNERSHIP

## PROPERTY INFORMATION

**General Location:** Northwest quadrant of the intersection of Parker Drive and Rutledge Pike  
**Other Parcel Info.:** (5515 Parker Drive (060 07903) is 9.20 acres; 1575 Harris Road (60 079) is 24.66 acres)  
**Tax ID Number:** 60 07903 AND 60 079                      **Jurisdiction:** County  
**Size of Tract:** 33.86 acres  
**Accessibility:** Parker Drive is a local road with an 18-foot pavement width and a 52-foot right-of-way width. Harris Road is a minor collector with an 18-foot pavement width and a 50-foot right-of-way width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant parcels  
**Surrounding Land Use:**  
**Proposed Use:** Warehouse / Office Park                      **Density:** n/a  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** These properties are bordered by low-density single-family residential on the north and west and commercial businesses on the east (across Harris Road and Rutledge Pike). The single-family residential in the RB zone to the west has a density of approximately 1.3 du/ac. The single-family residential in the PR zone to the north, though spatially separated, has a density of approximately 3.23 du/ac. Nearby businesses include heavy equipment sales and construction equipment/vehicle sales. Both Parker Drive and Rutledge Pike have a rural feel, with large expanses of green space and large warehouse-based businesses.

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

**Street:** 5515 Parker Drive and 1575 Harris Road  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial)  
**Previous Requests:** None noted for this property  
**Extension of Zone:** No  
**History of Zoning:** None noted for this property

**PLAN INFORMATION (where applicable)**

Current Plan Category: MDR (Medium 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: Michelle Portier

Staff Recomm. (Abbr.): Adopt resolution #10-F-19-SP amending the Northeast County Sector Plan to O (Office) per attached resolution, Exhibit A, subject to one condition.

Staff Recomm. (Full): Staff recommends adoption of resolution #10-F-19-SP (Exhibit A) amending the Northeast County Sector Plan to O (Office) given that GC is adjacent and the area has developed with industrial and commercial uses along the major roadways, subject to the condition that Type A Landscaping be installed to buffer adjacent residential uses.

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 are no recent changes to conditions that would 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. However, Harris Road is a narrow roadway only 18' wide and has no shoulders. Due to the lack of shoulders and sidewalks, PC zoning and Office land use may be better options for this parcel than the existing residential zoning and MDR land use designation.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There have been no obvious or significant errors or omissions in the plan.

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

- 1. Harris Road, Parker Drive, and Rutledge Pike have been developed with a variety of commercial uses. It is reasonable to expect this commercial development to continue along the major roadways (Harris Road is a collector and Rutledge Pike is a major arterial).

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: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved adoption of resolution #10-F-19-SP (Exhibit A) amending the Northeast County Sector Plan to O (Office) given that GC is adjacent and the area has developed with industrial and commercial uses along the major roadways, subject to the condition that Type A

Landscaping be installed to buffer adjacent residential uses.

**Date of Approval:**

10/10/2019

**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:** 11/18/2019

**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:**