

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Adopt resolution #10-G-19-SP (Exhibit A), amending a portion of this parcel as found in Exhibit B in the Northeast County Sector Plan map to the GC (General Commercial) designation.

Staff Recomm. (Full): Staff recommends adoption of resolution #10-G-19-SP, amending the portion of this parcel as found in Exhibit B in the Northeast County Sector Plan map to the GC (General Commercial) land use designation since it would be an extension of the existing adjacent GC designation (the applicant requested a different portion to be re-designated).

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. However, there is a range of land uses and commercial zoning in the area along Rutledge Pike. GC land use would allow PC zoning on the north side of Rutledge Pike, keeping in character with the arterial while providing a buffer area along the site perimeter to mitigate potential impacts on adjacent residential properties.
2. Staff recommends retaining the sliver of land on the east side of the parcel that provides access to the homes off of Brandville Road so that the land for the dwellings and the access have the same zoning.
3. Staff recommends retaining the portion of the parcel (approximately 4 acres) in the northeast that terminates on Ellistown Road. Should this parcel be sold in the future, the new property owner could either build a residence or rezone at that time.

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.
2. The existing entry has never been approved by TDOT and will likely need to be relocated. The applicant is working with TDOT on an accepted entry point.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Rutledge Pike is a major arterial lined with I, GC, and LDR (Industrial, General Commercial, and Low Density Residential land use designations, respectively). In some cases, LDR is sandwiched between GC and I, as is the case with this parcel.
2. The LDR designation along Rutledge Pike tends to be vacant land. The sector plan should have recognized the likelihood that commercial and industrial land uses would continue to expand along this major arterial. LDR would be more appropriate in the parcels behind these developments, preferably with transitional land uses between them.

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

1. Rutledge Pike has developed with a mix of commercial and industrial uses. The LDR land use designation only allows for single-family residential uses.
2. K&L Trailer Sales & Leasing currently operates across the street on leased property. The owner of K&L Trailer Sales & Leasing would like to move his operation to this location since he owns this land.

Action: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action:

The Planning Commission approved adoption of resolution #10-G-19-SP, amending the portion of this parcel as found in Exhibit B in the Northeast County Sector Plan map to the GC (General Commercial) land use designation since it would be an extension of the existing adjacent GC designation (the applicant requested a different portion to be re-designated).

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:

12/16/2019

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: