# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number:10-G-20-SPApplication Filed:10/24/2020Applicant:LAND DEV/ELC

Related File Number: 10-P-20-RZ Date of Revision:

Applicant: LAND DEVELOPMENT SOLUTIONS

## PROPERTY INFORMATION

General Location:	North side of W. Marine Rd., west side of S. Chapman Hwy., east side of Smoky Grove Rd.		
Other Parcel Info .:	This request includes 0 W. Marine Rd, 115 W. Marine Rd., & 105 W. Marine Rd.		
Tax ID Number:	137 22301,22802, 22803, 22804	Jurisdiction: County	
Size of Tract:	7.3 acres		
Accessibility:	Access to this parcel is via Mountain Grove Drive, a minor collector with a pavement width of 60 feet within a right-of-way of 85 feet. Access is also via Smoky Grove Road, a local street with a pavement width 31 feet within a right-of-way width of 57 feet.		

## GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/forestry/vacant, single family residential		
Surrounding Land Use:			
Proposed Use:			Density:
Sector Plan:	South County	Sector Plan Designation:	GC (General Commercial) & MDR (Medium Densit
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is adjacent to the commercially zoned corridor along Chapman Highway the commercial node at the intersection with John Sevier Highway, it abuts low density residential areas to the south.		

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

Street:

0 Mountain Grove and 0, 105 and 115 W. Marine Rd. Rd.

Location:

**Proposed Street Name:** 

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	CA (General Business) & A (Agricultural)
Former Zoning:	
Requested Zoning:	OB (Office, Medical, and Related Services)
Previous Requests:	12-O-04-RZ
Extension of Zone:	No
History of Zoning:	12-O-04-RZ: A, RA, RB to CA

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial) & MDR (Medium Density Residential)

## 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	N AND DISPOSITION
Planner In Charge:	Liz Albertson		
Staff Recomm. (Abbr.):	Approve the O (	Office) designation because it	compatible with the surrounding development.
Staff Recomm. (Full):			
Comments:	SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):		
	1. No major cha	nges have occurred, however t een the commercial uses along	AMENDMENT OF THE LAND USE PLAN: the O (Offce) land use designation provides for a better g Chapman Highway and the adjacent LDR (Low Density
	THE PLAN AND	N OF SIGNIFICANT NEW ROA MAKE DEVELOPMENT MOR s or additional utilities have bee	
	1. There is no o		OMISSION IN THE PLAN: mission in the plan for this area, however, a transistion etween the commercial and residential area is more
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: 1. This area is within the Planned Growth Area of the Growth Policy Plan.		
changed with p provides for tw - The Planning amendment to amendment is - The Legislativ Commission. C not approved,		ding amendments of the general plan (which includes Sector Plan amendments) was assage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now o methods to amend the plan at TCA 13-3-304: Commission may initiate an amendment by adopting a resolution and certifying the the Legislative Body. Once approved by majority vote of the Legislative Body, the operative. e Body may also initiate an amendment and transmit the amendment to the Planning nce the Planning Commission has considered the proposed amendment and approved, or taken no action, the Legislative Body may approve the amendment by majority vote ment is operative.	
Action:	Approved		<b>Meeting Date:</b> 10/8/2020
Details of Action:			
Summary of Action:	Approve the O (Office) designation because it compatible with the surrounding development.		
Date of Approval:	10/8/2020	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		
	LEGIS	LATIVE ACTION AND	DISPOSITION

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: 11/16/2020

Knox County Commission

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: