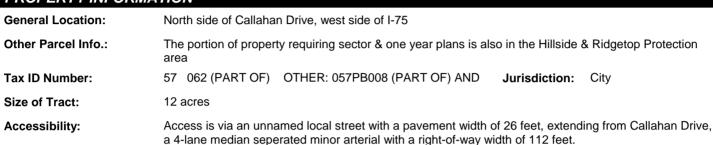
# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### NORTH COUNTY SECTOR PLAN AMENDMENT

File Number:10-H-19-SPRelated File Number:Application Filed:8/26/2019Date of Revision:Applicant:WHITE PROPERTIES II, LLC

#### PROPERTY INFORMATION



#### GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant

 Surrounding Land Use:
 Automobile Dealership
 Density:

 Proposed Use:
 Automobile Dealership
 Density:

 Sector Plan:
 North County
 Sector Plan Designation:
 LDR (Low Density Residential / HP (Hillside Protec

 Growth Policy Plan:
 Urban Growth Area
 The area is characterized by mostly vacant, steep sloped, agricultural land with some areas that have been cleared and graded for commercial activities adjacent to the interstate interchange.

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

Street:

0 Callahan Drive

•...•

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:	C-5 (Tourist Commercial)		
Former Zoning:			
Requested Zoning:	C-4 (Highway and Arterial Commercial)		
Previous Requests:	4-G-90-RZ & 5-T-03-RZ		
Extension of Zone:	Yes, this area is adjacent to existing GC along the ROW		
History of Zoning:	None noted.		

### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) / HP (Hillside Protection)



## 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-H-19-SP amending the North County Sector Plan to GC (General Commercial) per attached resolution, Exhibit A.				
Staff Recomm. (Full):	aff recommends approval of GC (General Commercial) land use designation since since it would be minor extension of the existing GC designation and is compatible with surrounding uses, adjacent to e interstate along Callahan Road.				
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, the zoning pattern for commercial already exists in this area adjacent to the interstate (see Exhibit B).				
	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. The plan should have acknowledged the adjacency to the interstate interchange with Callahan Road, and expanded the existing GC designation to include the area that had been previously cleared and graded, and that was already zoned commercial (See Exhibit B).				
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL: 1. No new trends in development, population or traffic are noted for this area.				
Action:	Approved Meeting Date: 10/10/2019				
Details of Action:					
Summary of Action:	Adopt resolution #10-H-19-SP amending the North County Sector Plan to GC (General Commercial) per attached resolution, Exhibit A.				
Date of Approval:	10/10/2019Date of Denial:Postponements:				
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:				

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council		
Date of Legislative Action:	11/19/2019	Date of Legislative Action, Second Reading: 12/3/2019	
Ordinance Number:		Other Ordinance Number References:	O-170-2019
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		lf "Other":	
Amendments:		Amendments:	