

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 10-I-22-SP **Related File Number:** 10-N-22-RZ

Application Filed: 8/23/2022 **Date of Revision:**

Applicant: B&B BUILDERS

PROPERTY INFORMATION

General Location: West side of Central Avenue Pike, east side of I-75, south of Barberry Dr.

Other Parcel Info.:

Tax ID Number: 68 073, 074 **Jurisdiction:** County

Size of Tract: 11.61 acres

Accessibility: Access is via Central Avenue Pike, a minor arterial with a pavement width of 20-ft within a right-of-way width of 56-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protect

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The property is located adjacent to the Briarwood Estate subdivision and southeast the I-75 / Callahan Road interchange. The area is developed with single family residential and commercial uses in A, AG, and PC zones.

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

Street: 0 & 6527 Central Avenue Pk.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), A (Agricultural), T (Transition)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

Previous Requests:

Extension of Zone: Yes / No

History of Zoning: The T (Transitional) zoning was approved in 2002 (9-G-01-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category: O (Office), HP (Hillside Protection), SP (Stream 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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the sector plan amendment to O (Office), SP (Stream Protection) and HP (Hillside Protection) because it provides a transitional land use designation between the commercial area and the adjacent low density residential uses.

Staff Recomm. (Full):

Comments: The sector plan amendment is required only for parcel 068-073 that wraps around the south and west boundaries of the Briarwood Estates subdivision. Parcel 068-074 is already classified O (Office) on the North City Sector Plan. See Exhibit C.

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 substantial changes of conditions in the area warranting an amendment to the North City Sector 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. Additional opportunities for office and general residential development as a transitional land use could have been proposed as part of the Northwest County Sector Plan update.

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

1. Transitional land use designation, such as O (Office), should be considered for areas adjacent to commercial corridors and commercial land use designations to buffer the adjacent low density residential uses. The subject property is located between LDR (Low Density Residential) to the north and GC (General Commercial) to the south. The commercial land uses to the south expanded in 2019/2020 with the construction of a small retail strip center near the shared lot line.

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: 10/6/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to O (Office) / SP (Stream Protection) and HP (Hillside Protection) because it provides a transitional land use designation between the commercial area and the adjacent low density residential uses.

Date of Approval: 10/6/2022

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: 11/21/2022

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: