

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTHEAST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 11-A-16-SP **Related File Number:** 11-B-16-RZ
Application Filed: 9/20/2016 **Date of Revision:**
Applicant: DANIEL AND GRACE E. CASS LIVING TRUST

PROPERTY INFORMATION

General Location: Southeast side Millertown Pike, northeast side Ellistown Rd.
Other Parcel Info.:
Tax ID Number: 51 06903 **Jurisdiction:** County
Size of Tract: 3.81 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with 20' of pavement width within 50' of right-of-way, or Ellistown Rd., a major collector street with 20' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** RC and LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property is located at the southeast corner of the intersection of Millertown Pike and Ellistown Rd, at an established CA-zoned node. Agricultural and rural to low density residential uses are located in the surrounding area, zoned A and PR.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CR (Rural Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of RC designation from the north.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: RC (Rural 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #11-A-16-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) sector plan designation, and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Staff Recomm. (Full): CA zoning is already in place on all four corners of the intersection, so this commercial node is already established. The site's location at the intersection of two arterial streets (rural crossroads) make it appropriate for the establishment of a commercial node. The description of the rural commercial designation specifically states under the location criteria that it should be placed at the intersection of two thoroughfares (arterial or collector roads).

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made to Millertown Pike or Ellistown Rd. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The recently updated Northeast County Sector Plan currently proposes rural commercial uses for most of the subject property. The recommended plan amendment is a small, logical extension of that designation to include the entire subject parcel.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No changes in government policy impact this proposal. The CA zoned areas around this intersection have been in place for many years, despite the fact that they are not consistent with the current sector plan or Growth Plan proposals for the area. The precedent for commercial in this area has been set, and this minor extension of it is acceptable, as long as the zoning is limited to CR.

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

The adjacent parcel to the north, zoned CA, is developed with a commercial building and all four corners of the intersection have some CA zoning in place. This proposal is a minor extension of commercial use to cover the entire parcel, which due to its location at a rural crossroads intersection, is appropriate for rural commercial uses.

Action: Approved

Meeting Date: 11/10/2016

Details of Action:

Summary of Action: Adopt Resolution #11-A-16-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) sector plan designation, and recommend the Knox County Commission also approve the sector plan amendment.

Date of Approval: 11/10/2016

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: 12/19/2016

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: