

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-A-18-SP Related File Number: 11-B-18-RZ
Application Filed: 9/24/2018 Date of Revision:
Applicant: FIRST KNOX REALTY, LLC

PROPERTY INFORMATION

General Location: South side Everett Rd, west of Yarnell Rd
Other Parcel Info.:
Tax ID Number: 141 04114 Jurisdiction: County
Size of Tract: 14.45 acres
Accessibility: Access is via Everett Rd., a major collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mulching operation (Agriculture/Forestry/Vacant)
Surrounding Land Use:
Proposed Use: Office, Warehouse Density:
Sector Plan: Northwest County Sector Plan Designation: A (Agricultural)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is adjacent to the north side of the I-40 right of way, near the commercial and industrial node at the Watt Road/Everett Road interchange, abutting rural residential and low density residential properties.

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

Street: 1215 Everett Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: 9-K-03-RZ: A to CB for small area adjacent to I-40 right-of-way only
Extension of Zone: Yes
History of Zoning: 9-E-03-SP: Requested CB zoning on Ag/RR designated land, MPC recommended denial, County Commission approved CB for a reduced area.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

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: Liz Albertson

Staff Recomm. (Abbr.): ADOPT RESOLUTION: # 11-A-18-SP, amending the Northwest County Sector Plan to GC (General Commercial) and recommend that County Commission also adopt the sector plan amendment (See attached resolution, Exhibit A).

Staff Recomm. (Full): The requested GC (General Commercial) sector plan designation is recommended as an extension of the adjacent GC, commercial node at the Watt Road/Everett Road I-40 interstate interchange.

Comments: SECTOR PLAN AMENDMENT 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 additional streets or utilities improvements have been made in the area since the Northwest County Sector Plan was last updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The site is currently used as a mulching operation and would have limited options for reuse in the agricultural land use classification. The GC land use classification will allow a more broad range of recommended zone districts, including the requested, PC (Planned Commercial) zone.

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

Population growth in the Northwest County Sector continues to outpace other sectors of Knox County. Additional opportunities for commercial development warrant reconsideration of the original plan sector plan proposal and extension of the commercial node at the interchange.

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:

1. 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.
2. 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: 11/8/2018

Details of Action:

Summary of Action: ADOPT RESOLUTION: # 11-A-18-SP, amending the Northwest County Sector Plan to GC (General Commercial) and recommend that County Commission also adopt the sector plan amendment (See attached resolution, Exhibit A).

Date of Approval: 11/8/2018

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: 12/17/2018

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: