

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-C-20-SP Related File Number: 11-F-20-RZ
Application Filed: 9/25/2020 Date of Revision:
Applicant: BWI ETN LLC DBA BLUE WATER INDUSTRIES (BWI)

PROPERTY INFORMATION

General Location: Asbury Road and Vaughn Lane
Other Parcel Info.: Parcel ID: 111 003, 111 004, 111 005, 111 006, 111 010, 111 011, 111 01101, 111 012, 111 014, 097 037, 097 039, 097 043
Tax ID Number: 111 002 OTHER: 111 003, 111 004, 111 005, 111 006, **Jurisdiction:** County
Size of Tract: 69.86 acres
Accessibility: Access is via Asbury Road, a major collector, with a pavement width of 27 feet with a right-of-way width of 60 feet. Access is also via Vaughn Lane, a local street with a pavement width of 13 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Mining and Landfills, Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** HIM, LI & GC
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is largely a mix of quarrying operations and industrial uses with some commercial and office uses.

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

Street: 0 , 3112, 3114, 3121, 3204, 3205, 3207, 3219, 3220 & 3221 Vaughn Ln. and 2925 & 0 Asbury Rd. Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & CA (General Business)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests:
Extension of Zone: Yes, LI is adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: HIM (Mining), LI (Light Industrial) & GC (General Commercial) / HP (Hillside Protection)

Requested Plan Category: LI (Light Industrial) / 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.):

Approve LI (Light Industrial) / HP (Hillside Protection) designation because it is consistent with the surrounding development.

Staff Recomm. (Full):

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 major changes warranting amendment of the land use plan.
2. However, this general area has been used for quarrying operations and industrial uses for many years.

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

1. There are no new roads or utilities that have been introduced to the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no significant errors or omissions in the plan.
2. However, this area is a mix of light industrial and quarrying operations and is part of the Forks of the River Industrial Park adjacent to the French Broad River.

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

1. There are no new trends to warrant reconsideration of the original plan proposal.

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: 11/12/2020

Details of Action:

Summary of Action:

Approve LI (Light Industrial) / HP (Hillside Protection) designation because it is consistent with the surrounding development.

Date of Approval:

11/12/2020

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: 12/21/2020

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: