

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-F-20-SP **Related File Number:** 11-O-20-RZ
Application Filed: 9/30/2020 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS O/B/O ELEVATION FOODS PROPERTIES, LLC

PROPERTY INFORMATION

General Location: East of Harris Road and west of Rutledge Pike
Other Parcel Info.:
Tax ID Number: 60 080, 07905, & 07906 **Jurisdiction:** County
Size of Tract: 8.8 acres
Accessibility: The properties are accessed from Harris Road and Rutledge Pike. Harris Road is a minor collector with a 19.6-ft pavement width inside a 60-ft right-of-way. Rutledge Pike is a major arterial with a 22-ft pavement width in each direction inside a right-of-way over 280 ft wide.

GENERAL LAND USE INFORMATION

Existing Land Use: Elevations Foods facilities and a former Jehovah's Witness Church
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential) / GC (General Com
Growth Policy Plan: Urban Growth Area
Neighborhood Context: These properties are bordered by low-density single-family residential on the north and west and a commercial business to the south. Harris Road has a rural feel with mostly large-lot single family detached houses, though these lots and the adjacent commercial property to the south form a commercial node on its southern end where it meets Rutledge Pike.

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

Street: 1702 & 1600 Harris Road and 5811 Rutledge Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) / CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: 9-H-20-RZ
Extension of Zone: Yes, the Office land use designation and PC zoning are adjacent to the west
History of Zoning: Requests to amend the sector plan from LDR (Low Density Residential) to GC (General Commercial) for 1702 Harris Road and rezone the property from RB (General Residential) to CB (Business and Manufacturing) were withdrawn in September 2020.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) / GC (General Commercial)

Requested Plan Category: O (Office)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve the sector plan amendment to Office land use since it would create a transition between the commercial use to the south and the residential use to the north.

Staff Recomm. (Full):

Comments: The applicant owns two of the parcels included in this request and hopes to purchase the third in order to expand operations. The northernmost lot on Harris Road (currently zoned RB) would house additional parking for the site. The applicant is requesting PC zoning and the Office land use classification to develop the site and address concerns that may arise from adjacent commercial and residential uses.

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 have been no changes to conditions to warrant amending the land use plan. However, the applicant is requesting a less intense land use classification on two of the three parcels. The amended land use classification will allow the Planned Commercial zone, which will in turn allow the Planning Commission to review and condition improvements to the site that will mitigate the impact of the existing business on the adjacent residential uses.

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. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. Two of the three properties in this proposal contain commercial uses, are zoned CB, and are designated with GC land use, so they do not require a plan amendment for their current zoning to be compliant with the land use plan. However, the applicant is requesting a plan amendment for all three parcels to the O (Office) designation since it is the least intense land use that allows the PC zone and is typically utilized as a transition between commercial and residential land uses. In this instance, there is GC land use to the south and LDR to the north.

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 the sector plan amendment to Office land use since it would create a transition between the commercial use to the south and the residential use to the north.

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

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: