

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 12-A-18-SP **Related File Number:** 12-A-18-RZ
Application Filed: 10/8/2018 **Date of Revision:**
Applicant: JACKIE A. STANLEY

PROPERTY INFORMATION

General Location: East end of Valgro Rd., east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 274.06 **Jurisdiction:** County
Size of Tract: 5.39 acres
Accessibility: Access is via Valgro Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Fence company office and storage **Density:**
Sector Plan: South County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located within an area at the east end of Valgro Rd., developed with industrial businesses under LI, A and CB zoning.

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

Street: 8822 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning: EC (Employment Center)
Requested Zoning: LI (Light Industrial)
Previous Requests: 1-K-17-RZ: EC to A and 3-D-13-RZ: (LI and A to I)
Extension of Zone: Yes, Extension of BP-1 to the north of the site
History of Zoning: 1-H-17-SP; BP-1 (Business Park Type 1) to AG (Agricultural) and 3-A-13-SP; AG/RR (Agricultural/Rural Residential) to BP-1 (Business Park Type 1)

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
Requested Plan Category: LI (Light Industrial)

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 #12-A-18-SP, amending the South County Sector Plan to BP-1 (Business Park Type 1) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A) The applicant requested LI.

Staff Recomm. (Full):

Staff recommends an extension of the BP-1 designation from the north, because it permits a recommendation for the EC (Employment Center) zone in the Rural Area. The applicant requested a sector plan amendment for LI, which is not permitted by the Growth Policy Plan in the Rural Area. Also the site was previously designated for BP-1 (Business Park Type 1) prior to a 2017 plan amendment and rezoning request.

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 South County Sector Plan was last updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The South County Sector Plan previously recognized the industrial and warehouse uses and zoning in the area, however, a plan amendment and rezoning, adopted in 2017, permitted AG (Agricultural) land use classification for the site to permit an airsoft recreational facility as a use-on-review.

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

Population growth in the South County Sector is relatively stable.

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: 12/13/2018

Details of Action:

Summary of Action:

ADOPT RESOLUTION #12-A-18-SP, amending the South County Sector Plan to BP-1 (Business Park Type 1) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A) The applicant requested LI.

Date of Approval:

12/13/2018

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: 1/28/2019

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: