

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 12-A-21-SP Related File Number: 12-G-21-RZ
Application Filed: 10/25/2021 Date of Revision: 11/23/2021
Applicant: ROBERT W. MONDAY

PROPERTY INFORMATION

General Location: East of Dresser Road, south of Mount Vernon Drive
Other Parcel Info.:
Tax ID Number: 122 O J 005 Jurisdiction: County
Size of Tract: 1.21 acres
Accessibility: Access is via Dresser Road, a local road, with a pavement width of 40-ft to 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is adjacent to the major improvements along Alcoa Highway at the Dresser Road flyover. It abuts a low density residential neighborhood and is adjacent to strip commercial development.

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

Street: 0 Mount Vernon Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & RA (Low Density Residential)
Former Zoning:
Requested Zoning: SC (Shopping Center)
Previous Requests:
Extension of Zone: Yes, MU-SD SCO-3 and SC are adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MU-SD (Mixed Use Special District)

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 the South County Sector Plan amendment to the MU-SD SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area) land use classification because it is a minor extension of the land use class and there have been major adjacent infrastructure improvements.

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. This area is adjacent to the major infrastructure improvements for Alcoa Highway. This parcel is also immediately adjacent to the new frontage road and flyover, Dresser Road.

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

1. While the Alcoa Highway improvements were anticipated during the last sector plan update for this area, the exact design was uncertain. The addition of the frontage road along the east side of Alcoa Highway increases accessibility for the adjacent areas.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan, however, this is a minor extension of the existing mixed use special district along the corridor.

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

1. Vacancy of commercial and office properties has increased along this corridor over the last decade while the Alcoa Highway improvements were designed and constructed. Commercial, office, and residential development is anticipated to increase in the areas adjacent to the highway, as safety and access have improved.

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:

Withdrawn

Meeting Date: 1/13/2022

Details of Action:

Withdrawn at the request of the applicant.

Summary of Action:

Withdrawn at the request of the applicant.

Date of Approval:

Date of Denial:

Postponements: 12/9/2021

Date of Withdrawal:

12/8/2022

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: