

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-A-22-SP Related File Number: 12-D-22-RZ
Application Filed: 10/18/2022 Date of Revision:
Applicant: KENNETH W. CANTRELL

PROPERTY INFORMATION

General Location: West of Tazewell Pike, south of Atkins Road
Other Parcel Info.:
Tax ID Number: 39 201 Jurisdiction: County
Size of Tract: 5.24 acres
Accessibility: Access is via Tazewell Pike, a minor arterial with a pavement width of 25-ft within a right-of-way width of 88-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural), SP (Stream Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This is a rural area with primarily agricultural land and some single family residential houses.

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

Street: 0 TAZEWELL PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), SP (Stream Protection)
Requested Plan Category: NC (Neighborhood Commercial), SP (Stream 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.):

Deny the sector plan amendment to NC (Neighborhood Commercial) because it not consistent with the location criteria and is within a rural area.

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 have been no changes in this area warranting amendment of the land use plan. This area has remained rural and agricultural in character for the last few decades.

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

1. There have been no improvements to infrastructure in this area that would make additional commercial land use activity more feasible in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There Northeast County Sector Plan did not acknowledge the existing commercial zoning to the west of this location along Tazewell Pike. There continue to be vacant commercial zoned properties in that area as well.

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

1. This area has remained largely rural and agricultural and there have not been any trends in this area to warrant reconsideration of NC at this location.

Action:

Denied

Meeting Date: 12/8/2022

Details of Action:

Summary of Action:

Deny the sector plan amendment to NC (Neighborhood Commercial) because it not consistent with the location criteria and is within a rural area.

Date of Approval:

Date of Denial: 12/8/2022

Postponements:

Date of Withdrawal:

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: