

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-A-23-SP

Related File Number: 12-A-23-RZ

Application Filed: 10/13/2023

Date of Revision:

Applicant: DALE RHOTON

## PROPERTY INFORMATION

**General Location:** East side of E Governor John Sevier Hwy, north of Thorn Grove Pk

**Other Parcel Info.:**

**Tax ID Number:** 96 110.03 (PART OF)

**Jurisdiction:** County

**Size of Tract:** 2.6 acres

**Accessibility:** Access is via E Governor John Sevier Highway, a 3-lane major arterial street with a pavement width of 42 ft within a 100-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** East County

**Sector Plan Designation:** OS (Other Open Space)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is developed with a mix of uses, including light industrial, low and medium density residential, and the Ramsey House and grounds.

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

**Street:** 3220 E GOVERNOR JOHN SEVIER HWY

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), HZ (Historical Overlay)

**Former Zoning:**

**Requested Zoning:** CA (General Business)

**Previous Requests:**

**Extension of Zone:** This is a minor extension of the GC plan designation, but not an extension of the CA zone.

**History of Zoning:** The property, as part of a larger area associated with the Ramsey House, received the HZ overlay in 1988 (9-B-88-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** OS (Other Open Space)

Requested Plan Category: GC (General Commercial)

**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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the GC (General Commercial) land use classification because it is compatible with surrounding development and is a minor extension of this classification.

Staff Recomm. (Full):

Comments:

This Sector Plan amendment request is only for approximately 2.5-acre of the parcel along E Governor John Sevier Highway (Exhibit A). The OS (Other Open Space) classification for the eastern portion of the parcel would be retained.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The adjacent property to the south was approved for GC (General Commercial) land use in 2014 (5-D-14-SP). The proposed amendment will be a minor extension of this classification.

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

1. No known improvements have been made recently to Governor John Sevier Highway or Thorn Grove Pike close to this site. However, the streets are classified as major arterial and minor collector respectively, and they are sufficient for the traffic that would be generated by commercial use on the site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the East County Sector Plan with regards to the requested GC classification here.  
2. However, only the subject property has the OS classification among nearby properties along Governor John Sevier Highway, with most of these having LI (Light Industrial) classification. The proposed GC classification will be consistent with the surrounding land uses and zoning, as it would be an extension of this land use classification from the south.

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

1. General planning principles suggest that commercial uses are appropriate at or close to the intersection of major streets, as is the case here, for establishment of commercial nodes.  
2. The adjacent property to the south received Use on Review approval for a Dollar General in July 2014 (7-D-14-UR).

Action:

Approved

Meeting Date: 12/14/2023

Details of Action:

Summary of Action:

Approve the GC (General Commercial) land use classification because it is compatible with surrounding development and is a minor extension of this classification.

Date of Approval:

12/14/2023

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:** 1/26/2024

**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:**