

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 12-B-12-SP **Related File Number:** 9-A-12-RZ
Application Filed: 10/22/2012 **Date of Revision:**
Applicant: KNOX COUNTY COMMISSION

PROPERTY INFORMATION

General Location: Northeast side Tillett Ln., northeast of Corryton Rd.
Other Parcel Info.:
Tax ID Number: 6 M B 00303 **OTHER:** PORTION ZONED RB **Jurisdiction:** County
Size of Tract: 1.5 acres
Accessibility: Access is via Tillett Ln., a local street with 15' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Commercial use **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located at the east end of a short CA zoned strip of land in Corryton between Corryton-Luttrell Rd. and Tillett Ln. The area is surrounded by residential development and vacant land, zoned RB.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CR (Rural Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of commercial zoning and designation from the west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/Rural Residential) and NC (Neighborhood Commercial)

Requested Plan Category: RC (Rural 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #12-A-12-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) for a portion of the site and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Staff recommends approval of the RC sector plan designation for a portion of the site (see attached MPC staff recommendation map). The remaining, easternmost portion of the site, which is recommended to be excluded from the plan amendment, is too narrow for viable rural commercial development and is too close to an existing residence to the north to allow for adequate building setbacks and landscape buffering, as required in the CR zone.

Comments: This sector plan amendment was approved by MPC, as recommended by staff, on September 13, 2012. On October 22, 2012, Knox County Commission referred the rezoning back to MPC for reconsideration. The original sector plan amendment requested by Jack Walker was withdrawn and the same sector plan amendment was initiated by the Knox County Commission. The requests will automatically be forwarded back to County Commission for final action in January. At that meeting, Knox County Commission will be able to amend the sector if they choose to do so. The only way a sector plan amendment may be approved by a body other than MPC is if the application is initiated by them, as is the case here. Staff maintains its same position from the September 13 meeting that the panhandle not be changed to allow commercial uses.

One option for the applicant would be to negotiate a land swap with the adjacent property owner of parcel 3.02. That property also has a panhandle of similar size to the north of the subject property that would be much more appropriate for commercial uses. It is directly adjacent to existing commercial uses to the south and does not extend into an agricultural/residential area, close to existing residential uses. A map is attached showing the two portions of property that could potentially be swapped.

SECTOR PLAN 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 known improvements have been made to Tillett Ln. or Corryton Rd. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northeast County Sector Plan proposes NC (Neighborhood Commercial) uses for most of this subject property and for a stretch of land to the west, on the north side of Corryton Rd. The requested RC designation is similar in intensity to NC and is equally appropriate in this primarily rural area. The Growth Policy Plan designates this area as Rural Area. CN and CR are two of the three commercial zones that may be considered in the Rural Area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No changes in government policy impact this proposal. The CA zoned area to the west of this site has been in place for many years, despite the fact that it is not consistent with the current sector plan or Growth Plan proposals for the area. The precedent for commercial in this area has been set, and this minor extension of it is acceptable, as it is already designated for NC uses, which are of similar intensity as RC uses.

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

The remainder of the site to the west, zoned CA, is developed with a business. This proposal is an extension of that use to the entire parcel. Staff is recommending approval of RC uses on the entire parcel except for the approximately 70' wide panhandle in the easternmost portion of the site.

Action: Approved **Meeting Date:** 12/13/2012

Details of Action:

Summary of Action: ADOPT RESOLUTION #12-A-12-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) for a portion of the site and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Date of Approval: 12/13/2012 **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: 4/29/2013

Date of Legislative Action, Second Reading: 4/29/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other": Postponed to 2/25/13, 4/29/13

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: