

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 2-A-22-SP                      Related File Number: 2-E-22-RZ  
Application Filed: 12/28/2021              Date of Revision:  
Applicant: DAN AMANNS, JR. / STORE SAFE STORAGE (REVISED)

## PROPERTY INFORMATION

General Location: North side of Murray Dr., west of Primus Dr. and I-75  
Other Parcel Info.:  
Tax ID Number: 68 088                      Jurisdiction: County  
Size of Tract: 1.67 acres  
Accessibility: Access is via Murray Drive, a minor collector, with a pavement width of 20-ft within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan: Northwest City              Sector Plan Designation: LDR  
Growth Policy Plan: Urban Growth Area  
Neighborhood Context: The area is primarily a single family residential neighborhood adjacent to a commercial zoned area along Interstate 75. Residential lots range from 1/3 of an acre to over an acre in size.

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

Street: 325 Murray Dr.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)  
Former Zoning:  
Requested Zoning: CA (General Business) and RA (Low Density Residential)  
Previous Requests:  
Extension of Zone: Yes, CA and GC are adjacent  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)  
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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the sector plan amendment to GC (General Commercial) for the portion of property as proposed in Exhibit A because it is a minor extension of the land use classification.

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. The subject property is adjacent to an existing commercial area, adjacent to the frontage road, Primus Road, along the I-75 corridor.

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

1. No new roads or utilities are anticipated to make the development more feasible, however, this area is a small extension of an existing GC land use classification, approximately 3/4 of an acre.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan, although the original GC area could have been squared up to anticipate expansion of the commercial area between Primus Road and Murray Drive, as it was expanded to include the areas not commercially zoned adjacent to the north.

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

1. The area along Primus Road has experienced growth in commercial uses since the last sector plan update.  
2. This site is located within the Urban Growth Area for the City of Knoxville.

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:

Approved

Meeting Date: 3/10/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to GC (General Commercial) for the portion of property as proposed in Exhibit A because it is a minor extension of the land use classification.

Date of Approval:

3/10/2022

Date of Denial:

Postponements: 2/10/2022

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

**Date of Legislative Action:** 4/25/2022

**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:**