

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 2-B-23-SP **Related File Number:** 2-D-23-RZ

Application Filed: 12/28/2022 **Date of Revision:**

Applicant: ABIT USA, INC.

PROPERTY INFORMATION

General Location: South side of Thorn Grove Pk, southeast side of Rosebud Ln

Other Parcel Info.:

Tax ID Number: 74 109 PART OF 110 **Jurisdiction:** County

Size of Tract: 7.1 acres

Accessibility: Access is via Thorn Grove Pike, a minor arterial with a 22-ft pavement width within a 88-ft right-of-way. Access is also via Rosebud Lane a local road with 10-ft pavement width within a 25-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential, rural residential

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: East County **Sector Plan Designation:** GC (General Commercial), HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is adjacent to the 345-acre Midway Business Park and abuts single family homes.

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

Street: 9700 THORN GROVE PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning: None noted

Requested Zoning: EC (Employment Center)

Previous Requests:

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside Protection)

Requested Plan Category: BP-1 (Business Park Type 1)

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the sector plan amendment to BP (Business Park) Type 1 and HP (Hillside Protection) because it is a minor extension at an existing business park.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Since a 2015 plan amendment/rezoning, the property on Midway Road at the I-40 interchange has allowed for the development of the Midway Business Park.

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

1. TVA has constructed an electric power switching station near the middle of the planned business park. Adjacent to TVA's switching yard, KUB constructed its East Knox Substation.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no error or omission in the plan.

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

1. As noted, the Midway Business Park is adjacent to this property. This property is along Thorn Grove Pike, which is minor arterial.

Action:

Approved

Meeting Date: 2/9/2023

Details of Action:

Summary of Action:

Approve the sector plan amendment to BP (Business Park) Type 1 and HP (Hillside Protection) because it is a minor extension at an existing business park.

Date of Approval:

2/9/2023

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:

3/27/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: