

Requested Plan Category: O (Office)

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 #3-B-14-SP, amending the North County Sector Plan to O (Office) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Office uses at this site would be a logical extension of the plan designation from the west. Office uses would be compatible with the surrounding land use and zoning pattern.

Comments: 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 E. Beaver Creek Dr. in front of this site. However, it is classified as a major collector street that is sufficient to accommodate office use of the site. Some improvements were made recently to the intersection to the southwest of E. Beaver Creek Dr. and Central Avenue Pike, which included the installation of a traffic signal and additional turning lanes. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The property is currently designated for low density residential uses, consistent with its current Agricultural zoning. Office for this site is a logical extension of the sector plan designation from the west.

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

Previous applications have been approved to allow development of office and medium density residential uses in this general area.

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

Condominiums and apartments are the most common land uses in the immediate vicinity of the site, so office or medium density residential use of this site, as permitted by OB zoning, would be compatible with the surrounding development pattern.

Action: Approved

Meeting Date: 3/13/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION #3-B-14-SP, amending the North County Sector Plan to O (Office) and recommend the Knox County Commission approve the sector plan amendment, to make it operative.

Date of Approval: 3/13/2014

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: 4/28/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: