CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number:	3-B-19-SP	Related File Number:	3-G-19-RZ
Application Filed:	1/30/2019	Date of Revision:	
Applicant:	PRIMOS LAND COMPANY / ESTES EXPRESS		

PROPERTY INFORMATION

General Location:	Southeast side of Strawberry Plains Pike, Southeast end of Neals Commerce Lane	
Other Parcel Info.:		
Tax ID Number:	84 PART OF 043	Jurisdiction: City
Size of Tract:	36.56 acres	
Accessibility:	Access is via Strawberry Plains Pike, a major arterial, with pavement width of 25', within a right-of-way width of 76' feet.	

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture / Forestry / Vacant		
Surrounding Land Use:			
Proposed Use:	Truck Terminal	Density:	
Sector Plan:	East County	Sector Plan Designation: GC (General Commercial)	
Growth Policy Plan:	Urban Growth Area		
Neighborhood Context:	The parcel is near the commercial node at the interchange with Strawberry Plains Pike and I-40. It is across from the Tennessee Bureau of Investigation offices at Neals Commerce Park.		

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

Street:

7040 Strawberry Plains Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-6 (General Commercial Park) and F-1 (Floodway)
Former Zoning:	
Requested Zoning:	I-3 (General Industrial) and F-1 (Floodway)
Previous Requests:	7-Q-16-RZ: C-6 to C-3 (Denied)
Extension of Zone:	Extension of existing I-3 zone
History of Zoning:	None noted.

PLAN INFORMATION (where applicable)

 Current Plan Category:
 GC (General Commercial) and ST (Stream Protection Area)

 Requested Plan Category:
 MU-SD (Mixed Use Special District) and ST (Stream Protection Area)

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.):	ADOPT RESOLUTION # 3-B-19-SP, amending the East County Sector Plan to MU-SD (Mixed Use Special District) ECO-7 and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)
Staff Recomm. (Full):	The requested MU-SD (Mixed Use Special District) ECO-7 (Strawberry Plains Pike / I-40 interchange), allowing GC and LI land use classifications for the sector plan designation is recommended to bring the area in conformity with the One Year Plan recommendation of MU (GC, LI) for this site.
Comments:	SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):
	CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: There have been no major changes of conditions in this area.
	INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE: No additional streets or utilities improvements have been made in the area since the East County Sector Plan was last updated.
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The One Year Plan designates this site for MU (LI, GC) and the existing sector plan designation of GC only, limits the development potential for light industrial uses of the site, which are recommended as part of the One Year Plan. This amendment to the East County Sector Plan incorporates the policies of the One Year Plan land use designation for this site.
	CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS: The updated One Year Plan designation represents a change in government policy for this area since the East County Sector Plan was adopted in 2011.
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: No major changes in trends of development, population or traffic are noted for this area.
	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: 1. 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. 2. 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:	Denied Meeting Date: 3/14/2019
Details of Action:	
Summary of Action:	DENY the East County Sector Plan to MU-SD (Mixed Use Special District) ECO-7.
Date of Approval:	Date of Denial:3/14/2019Postponements:

Legislative Body:

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: