

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

File Number: 3-C-16-SP

Related File Number: 3-C-16-RZ

Application Filed: 1/22/2016

Date of Revision:

Applicant: DANNY HEIDLE

### PROPERTY INFORMATION

General Location: North side of Washington Pike, east side of Maloneyville Rd.

Other Parcel Info.:

Tax ID Number: 40 192.02

Jurisdiction: County

Size of Tract: 6.03 acres

Accessibility: Access is via Washington Pike., a minor arterial street with 22' of pavement width within 50' of right-of-way, and Maloneyville Rd., a local street with 20' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural

Surrounding Land Use:

Proposed Use: Self-service storage facility

Density:

Sector Plan: Northeast County      Sector Plan Designation: AG (Agricultural)

Growth Policy Plan: Rural Area

Neighborhood Context: This area is primarily developed with agricultural and rural residential uses under A zoning. There is a nearby church, zoned A, and house zoned CA north of the site that does not appear to be used for commercial purposes. The Knox County Detention Facility is approximately one mile to the north along Maloneyville Rd.

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

Street: 6809 Washington Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CR (Rural Commercial)

Previous Requests:

Extension of Zone: No

History of Zoning: None

### PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

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:** Mike Reynolds

**Staff Recomm. (Abbr.):** DENY RC (Rural Commercial) sector plan designation.

**Staff Recomm. (Full):** The Northeast County Sector Plan was recently adopted in January 2016 and based on public input, maintaining Agricultural uses the area where the subject property is located was desired. Appropriate locations for Rural Commercial uses were identified on the sector plan. There has not been any significant changes in the area since the adoption of the sector plan, nor a significant error or omission, to justify the requested amendment.

**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:

1. No road or utility improvements have been made that were not anticipated in the plan that make the development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is not an obvious or significant error or omission in the plan.

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

1. There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that the recently adopted sector plan already provides adequate area for new commercial development in areas deemed appropriate.

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

1. There are no apparent trends that warrant an amendment to the sector plan.

State law regarding amendments of the general plan (which include 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:** 3/10/2016

**Details of Action:**

**Summary of Action:** DENY RC (Rural Commercial) sector plan designation.

**Date of Approval:**

**Date of Denial:** 3/10/2016

**Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 4/25/2016

**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:**