

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-B-12-SP

**Related File Number:** 4-C-12-RZ

**Application Filed:** 2/22/2012

**Date of Revision:**

**Applicant:** JOHN K. KING

## PROPERTY INFORMATION

**General Location:** North side Joe Daniels Rd., north of Oak Ridge Hwy.

**Other Parcel Info.:**

**Tax ID Number:** 89 PT. OF 193 OTHER: 076-PT. OF 009 (SURVEY ON F **Jurisdiction:** County

**Size of Tract:** 13.03 acres

**Accessibility:** Access is via Joe Daniels Rd., a local street with 15' of pavement width within large railroad and Oak Ridge Hwy. right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Mulching operations/vacant

**Surrounding Land Use:**

**Proposed Use:** Any use permitted in CR zone

**Density:**

**Sector Plan:** Northwest County **Sector Plan Designation:** PPOS and SLPA

**Growth Policy Plan:** Rural Area

**Neighborhood Context:** This site is located to the northeast of the Pellissippi Pkwy./Oak Ridge Hwy. interchange in a primarily agricultural and rural residential area, zoned A and PR. The site was formerly used for Knox County's Greenwaste Collection and Processing Facility.

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

**Street:**

**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:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** PP/OS (Public Parks & Open Space) & SLPA (Slope Protection Area)

Requested Plan Category: RC (Rural Commercial) & SLPA (Slope 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #4-B-12-SP, amending the Northwest County Sector Plan to RC (Rural Commercial) & SLPA (Slope Protection) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Rural commercial uses are appropriate at this location within the Rural Area on the Growth Policy Plan map, but near a major interchange. The site has been used for quasi-commercial uses for many years, as the former location of Knox County Greenwaste Facility.

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 Three Points Rd. or Old Rutledge Pike in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northeast County Sector Plan appropriately ends the commercial designation at the adjacent property to the northeast, limiting the commercial designation to a small node at the intersection of Mascot Rd. and Old Rutledge Pike. Office uses are appropriate to create a transition area between commercial and residential uses.

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

No changes in government policy impact this proposal. Office is generally considered to be an appropriate transitional use between commercial and residential uses.

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

There are no trends in development, population or traffic that warrant a plan amendment to commercial, as requested.

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: Approved

Meeting Date: 4/12/2012

Details of Action:

Summary of Action: ADOPT RESOLUTION #4-B-12-SP, amending the Northwest County Sector Plan to RC (Rural Commercial) & SLPA (Slope Protection Area) and recommend the Knox County Commission also approve the amendment.

Date of Approval: 4/12/2012

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:** 5/29/2012

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**