

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-D-19-SP **Related File Number:** 4-I-19-RZ
Application Filed: 2/22/2019 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY

PROPERTY INFORMATION

General Location: West of Karns Valley Drive, north side of the intersection of Byington-Solway Road, Coward Mill Road, & Chuck Jones Drive
Other Parcel Info.:
Tax ID Number: 90 91 **Jurisdiction:** County
Size of Tract: 18.47 acres
Accessibility: Access is via Karns Valley Drive, a major arterial, with a pavement width of 50' feet within a right-of-way width of 83' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Business Park **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & BP-1(Business P
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is adjacent to the employment center surrounding Karns High School abutting Beaver Creek. It is mostly vacant land currently. A single family residential subdivision exists to the north and one is under development just to the west of the site.

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

Street: 9717 Garrison Drive
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: EC (Employment Center)
Previous Requests:
Extension of Zone: Extension of existing BP-1 to the east and south
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & BP-1 (Business Park Type 1)

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: Liz Albertson

Staff Recomm. (Abbr.): ADOPT RESOLUTION #4-D-19-SP, amending the Northwest County Sector Plan to BP-1 (Business Park Type 1) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Staff Recomm. (Full): This site is located within the Planned Growth Area of the Growth Policy Plan and is adjacent to the south and east BP-1 sector plan land use designations. Staff recommends approval of the BP-1 (Business Park Type 1) sector plan designation, which will accommodate the requested EC (Employment Center) zone district.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. No major changes have occurred since the last update of the Northwest County Sector Plan in 2016.

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

1. Construction of the Karns Valley Drive connector has been introduced into this area since the adoption of the Northwest County Sector Plan in 2016.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There were no obvious or significant errors or omission in the plan.

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

1. There are no new trends warranting reconsideration of the Northwest County 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 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: 4/11/2019

Details of Action:

Summary of Action: ADOPT RESOLUTION #4-D-19-SP, amending the Northwest County Sector Plan to BP-1 (Business Park Type 1) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Date of Approval: 4/11/2019

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: 5/28/2019

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: