

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



**File Number:** 4-E-20-SP                      **Related File Number:** 4-D-20-RZ  
**Application Filed:** 2/19/2020                      **Date of Revision:**  
**Applicant:** BENJAMIN C. MULLINS / O.B.O. CRIPPEN GAP, LLC

## PROPERTY INFORMATION

**General Location:** North of Mynatt Rd., west of Maynardville Pk., off Shotsman Ln.  
**Other Parcel Info.:** Request sector plan amendment for 6.6 acres, request rezoning for only 4.4 acres  
**Tax ID Number:** 48 C A 00201                      **Jurisdiction:** County  
**Size of Tract:** 6.6 acres  
**Accessibility:** Access is via Shotsman Ln, a local street, with a pavement width of 22.9 feet within a right-of-way width of 50 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** O (Office)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The area lies between the commercial corridor along Maynardville Pike and single family residential neighborhoods. Industrial and light industrial zoning are also to the commercial corridor.

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

**Street:** 3815 Shotsman Ln.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business) & I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** I (Industrial)  
**Previous Requests:**  
**Extension of Zone:** Yes, I (Industrial) zoning exists on the northern portion of the parcel.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office) and SP (Stream Protection)  
**Requested Plan Category:** LI (Light Industrial) and SP (Stream Protection)

**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-E-20-SP amending the North County Sector Plan to LI (Light Industrial) and SP (Stream Protection) because of an error in the sector plan, that should have recognized the existing industrial zoning and existing land uses.

Staff Recomm. (Full):

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. There are no changes to conditions that would warrant amending 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 new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. The 2010 update of the North County Sector Plan should have recognized the existing industrial zoning on the property and existing industrial land uses.

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

- 1. There have been no new trends in development, population or traffic that warrant reconsideration of the original plan proposal.

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:

- 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.
- 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: 4/9/2020

Details of Action:

Summary of Action: Adopt resolution #4-E-20-SP amending the North County Sector Plan to LI (Light Industrial) and SP (Stream Protection) because of an error in the sector plan, that should have recognized the existing industrial zoning and existing land uses.

Date of Approval: 4/9/2020

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:** 5/26/2020

**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:**